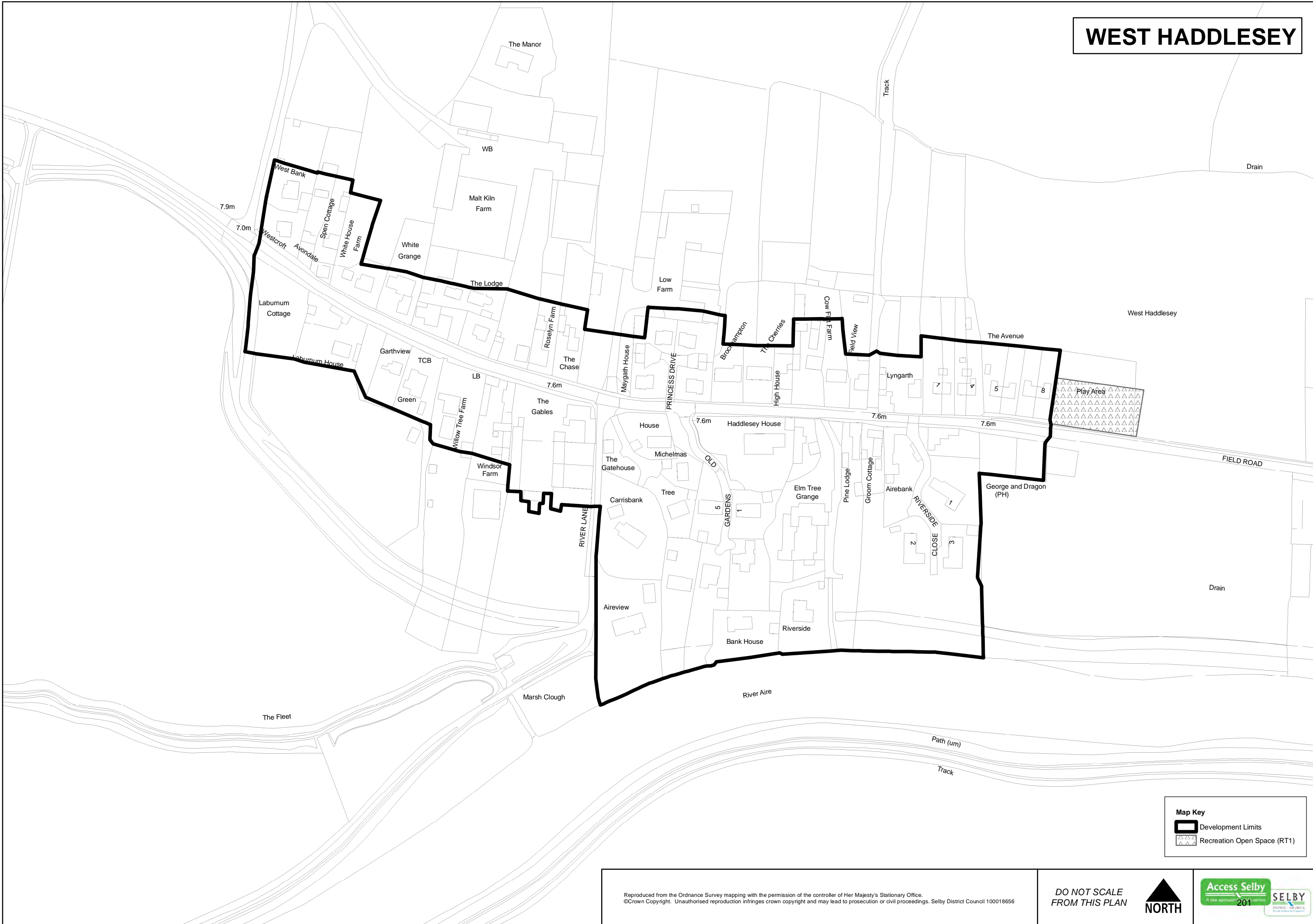


WEST HADDLESEY



Map Key

- Development Limits
- Recreation Open Space (RT1)

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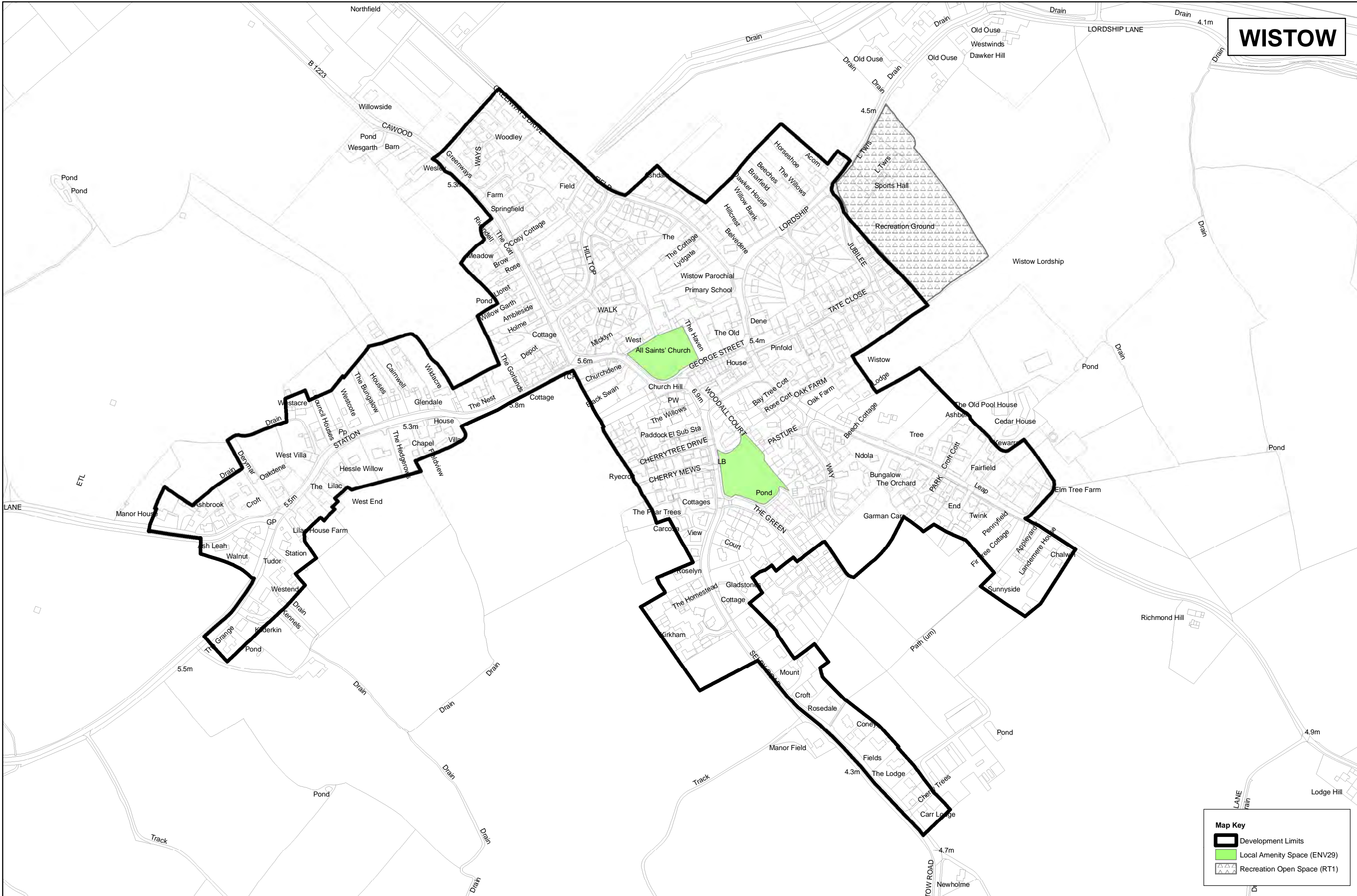
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WISTOW



Map Key

- Development Limits
- Local Amenity Space (ENV29)
- Recreation Open Space (RT1)

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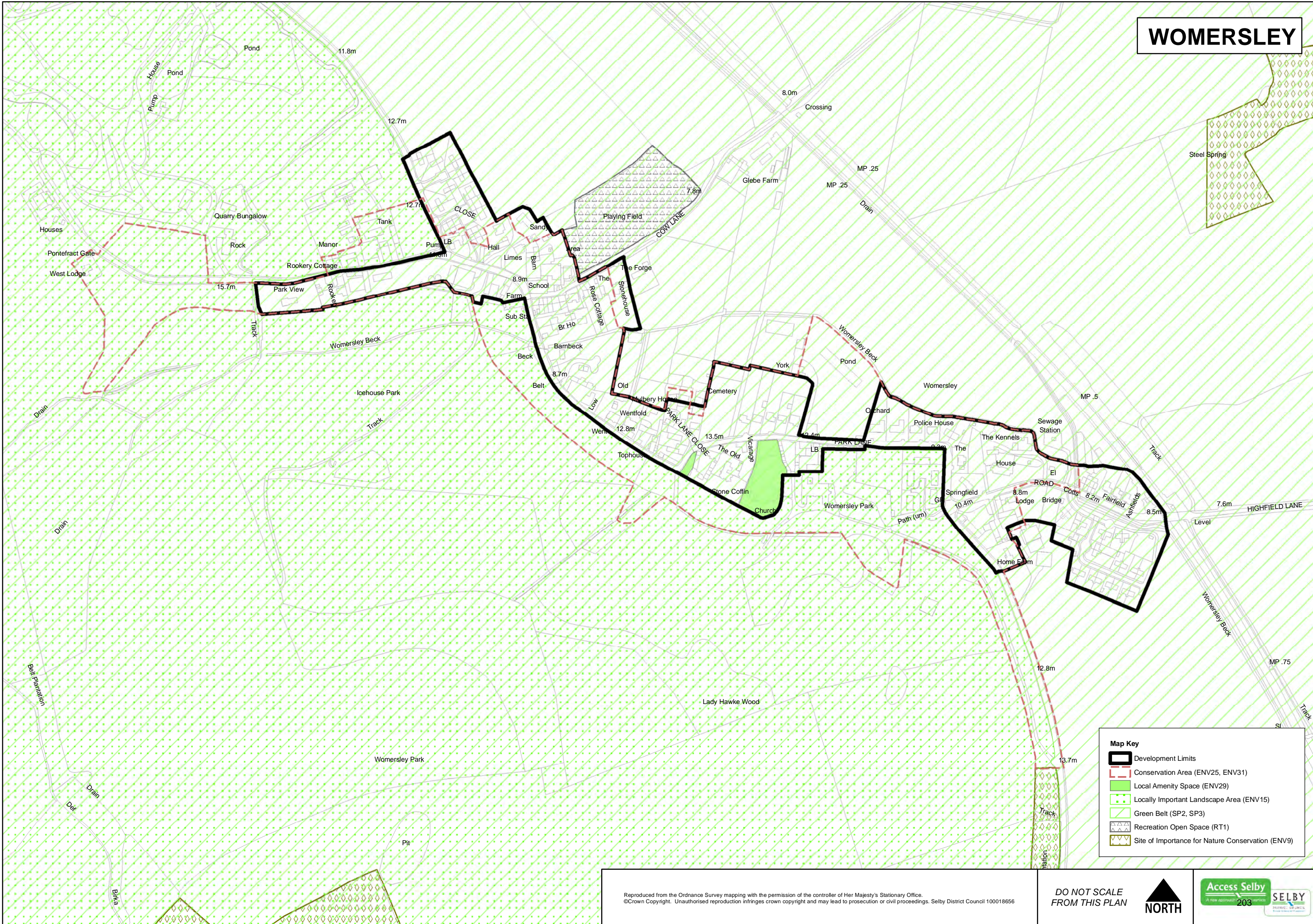
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NORTH



WOMERSLEY



Map Key

-  Development Limits
-  Conservation Area (ENV25, ENV31)
-  Local Amenity Space (ENV29)
-  Locally Important Landscape Area (ENV15)
-  Green Belt (SP2, SP3)
-  Recreation Open Space (RT1)
-  Site of Importance for Nature Conservation (ENV9)

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***PLAN* Selby** **Delivering the Vision**






MAP BOOK



'Call for Sites' MAP BOOK

1. **For information purposes only** the Council is publishing the land data from the 'call-for-sites' exercise which the Council undertook at the end of 2013.
2. Landowners and agents were invited to submit sites with information about what their sites could be used for over the next 15 years. Those sites are being fed into further work that that Council is undertaking called the Strategic Land Availability Assessment, which will consider whether sites are suitable, available and deliverable.
3. This Map Book provides maps for each of the 3 settlements of Selby, Sherburn in Elmet and Tadcaster and the 18 Designated Service Villages. Each settlement map is accompanied by a schedule of sites.
4. The schedules of sites include all those that have been submitted within the Parish. The settlement map shows each site. However, in the case of Riccall and Appleton Roebuck there are 2 sites which are isolated and although are listed in the schedule they are not on the settlement map. An individual map for each site can be found on the 'Call-for-Sites' web page at www.selby.gov.uk/callforsites
5. **The sites shown in this Map Book have been submitted by the land owner/developer in the 2013 Call for Sites exercise and are strictly provided for information purposes only.**
The Council has made NO COMMENT on the suitability or otherwise of any of these sites.
The sites are NOT BEING PROPOSED FOR ALLOCATION AT THIS STAGE and we are NOT asking for comments on those sites.
6. However, new sites are also welcome where they are accompanied by an accurate plan and completed Call For Sites form available here: www.selby.gov.uk/callforsites

Key to all maps:

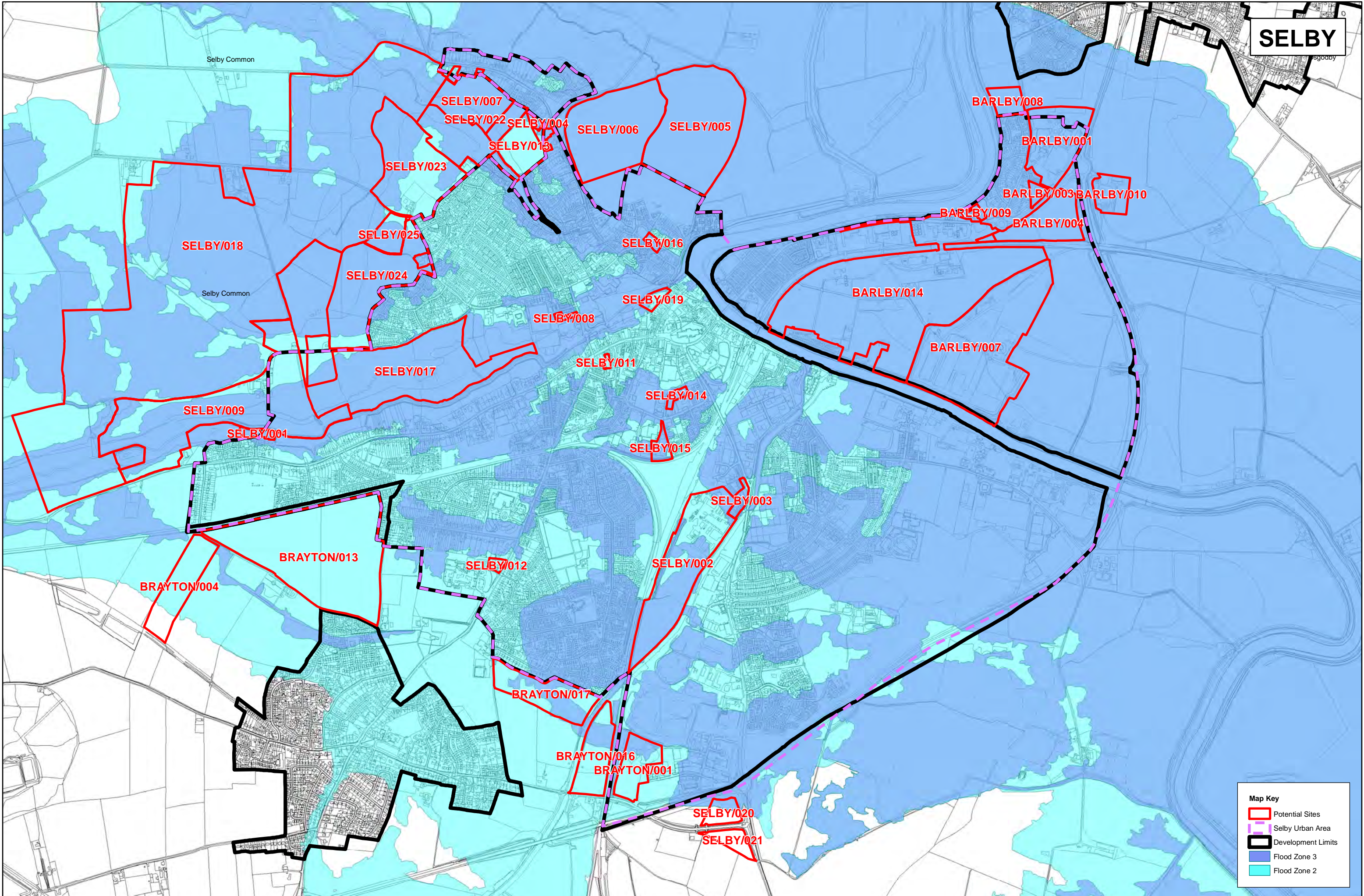
-  Sites put forward through 2013 'Call for Sites'
-  Development Limits
-  Green Belt
-  Flood Risk Zone 3
-  Flood Risk Zone 2

Selby

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
SELBY/001	Land north of Meadway, Selby	Residential	0.62	19
SELBY/002	Industrial Chemicals Ltd, Canal View, Bawtry Road, Selby	Residential Open Space / Community Use	14.28	428
SELBY/003	Land at Canal View, Bawtry Road, Selby	Residential	0.75	23
SELBY/004	Land south of Robin Close, Wistow Road, Selby	Residential	1.46	44
SELBY/005	Holmes Field, south of Lordship Lane, Selby	Residential Employment - Retail Employment - Commercial Employment - Industrial Open Space / Community Use Leisure	18.82	565
SELBY/006	Land east of Bondgate / Monk Lane, Selby	Residential Employment - Retail Employment - Commercial Employment - Industrial Open Space / Community Use Leisure	14.12	424
SELBY/007	Land south of Wistow Road, Selby	Residential	6.19	186
SELBY/008	Land south of Richard Street, Selby	Residential Employment - Retail Employment - Commercial Open Space / Community Use Other	0.25	8

SELBY/009	Land at Cross Hills Farm, Selby	Residential	26.88	806
SELBY/011	Land east of York Street, Selby	Residential Employment - Retail Employment - Commercial Open Space / Community Use Leisure	0.16	5
SELBY/012	Beech Tree Surgery, Selby	Residential	0.38	11
SELBY/013	Land at Bondgate, Selby	Residential	4.22	127
SELBY/014	Land at Portholme Crescent, Selby		0.46	14
SELBY/015	Land south of Portholme Road, Selby	Residential	0.95	29
SELBY/016	Depot, New Millgate, Selby	Residential	0.34	10
SELBY/017	Land at Cross Hills Lane, Selby	Residential Open Space / Community Use	68.95	2069
SELBY/018	Land at Cross Hills Lane / Flaxley Road, Selby	Residential Open Space / Community Use	168.7	5061
SELBY/019	Back Micklegate Car Park, Selby	Residential Employment - Retail	0.68	20
SELBY/020	Land north of Brayton Lane (south of bypass) Selby	Residential Open Space / Community Use Leisure	1.6	48
SELBY/021	Land south of Brayton Lane, Selby	Residential Open Space / Community Use Leisure	1.5	45
SELBY/022	Land west of Bondgate, Selby	Residential	16.89	507
SELBY/023	Land east of Flaxley Road, Selby	Residential	13.11	393

SELBY/024	Land between Flaxley Road and Cross Hills Lane, Selby	Residential	13.22	397
SELBY/025	Land west of Flaxley Road, Selby	Residential	2.23	67



Map Key

- Potential Sites
- Selby Urban Area
- Development Limits
- Flood Zone 3
- Flood Zone 2

Sherburn in Elmet

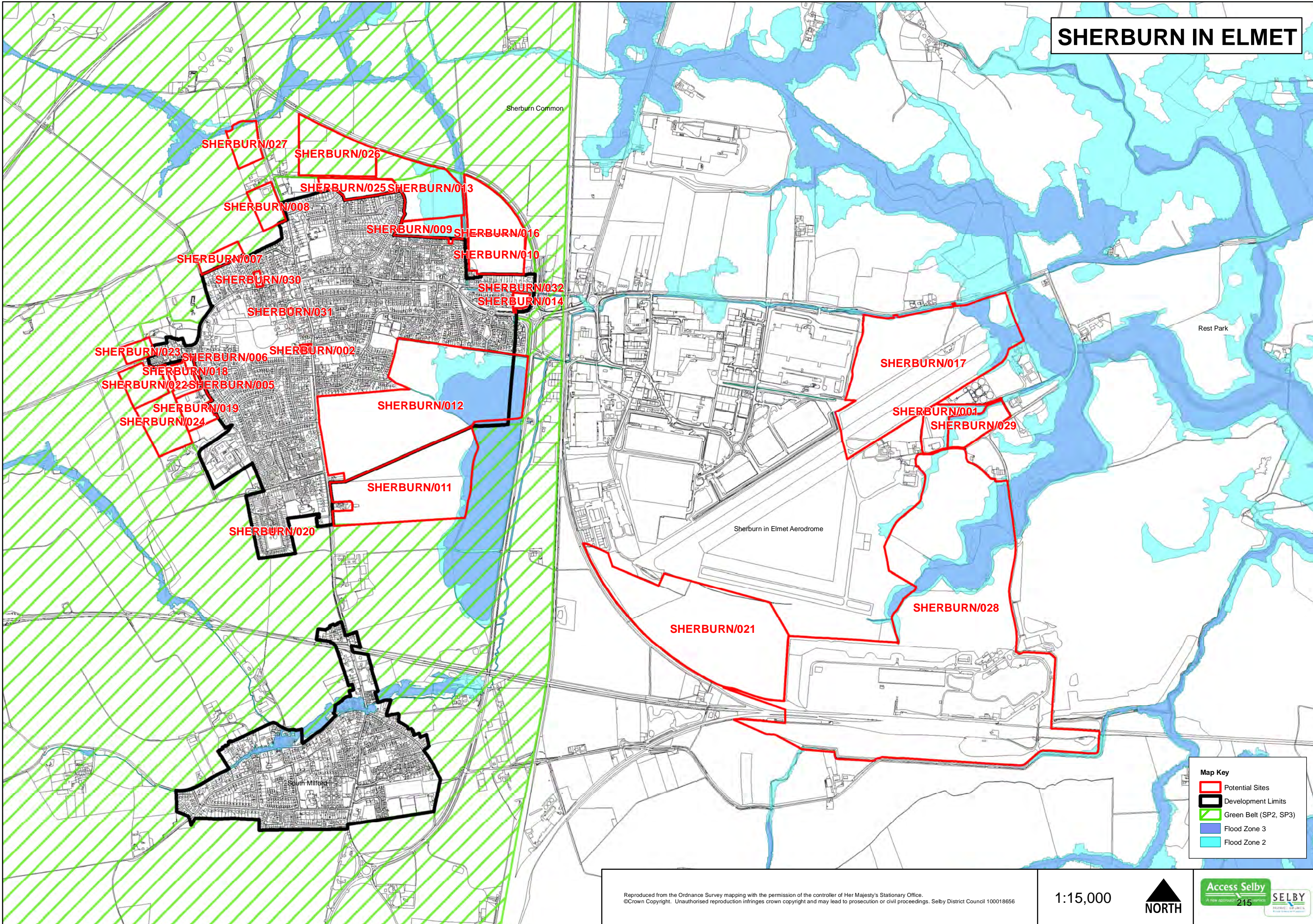
SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
SHERBURN/001	Land at New Lennerton Lane, Sherburn In Elmet		3.47	104
SHERBURN/002	66 Low Street, Sherburn In Elmet	Residential Employment - Retail Employment - Commercial	0.07	2
SHERBURN/003	64 Low Street, Sherburn In Elmet	Residential Employment - Retail Employment - Commercial	0.02	1
SHERBURN/004	58A Low Street, Sherburn In Elmet	Residential Employment - Retail Employment - Commercial	0.04	1
SHERBURN/005	Land west of 20-36 Garden Lane, Sherburn In Elmet	Residential	0.16	5
SHERBURN/006	Land west of 8-12 Garden Lane, Sherburn In Elmet	Residential	0.25	8
SHERBURN/007	Land east of Sir Johns Lane, Sherburn In Elmet	Residential	1.48	44
SHERBURN/008	Land west of Tadcaster Road/Finkle Hill, Sherburn In Elmet	Residential	2.33	70

SHERBURN/009	Land north of Pinfold Garth, Sherburn In Elmet	Residential	2.67	80
SHERBURN/010	Land north of Moor Lane, Sherburn In Elmet	Residential Open Space / Community Use	4.93	148
SHERBURN/011	Land adjacent to Prospect Farm, Low Street, Sherburn In Elmet	Residential	19.48	584
SHERBURN/012	Land west of A162, Sherburn In Elmet	Residential Open Space / Community Use	37.4	1122
SHERBURN/013	Land west of Hodgsons Lane, Sherburn In Elmet	Residential Open Space / Community Use	8.25	248
SHERBURN/014	Land east of Moorland Way, Sherburn In Elmet	Residential Employment - Retail Employment - Commercial	0.55	17
SHERBURN/015	Land east of Milford Road, South Milford (Sherburn In Elmet Parish)	Residential Open Space / Community Use	3.54	106
SHERBURN/016	Land at Hodgsons Lane, Sherburn in Elmet	Residential Employment - Retail Employment - Commercial Open Space / Community Use Leisure	9.82	295
SHERBURN/017	Land at Lennerton Lane, Sherburn in Elmet	Employment - Industrial	34.92	

SHERBURN/018	Land south of Church Meadow, Sherburn in Elmet	Residential	1.3	39
SHERBURN/019	Land west of Garden Lane, Sherburn	Residential	2.3	69
SHERBURN/020	Land at Highfield Green, Sherburn	Residential	0.07	2
SHERBURN/021	Land south of Moor Lane Trading Estate, Sherburn In Elmet	Employment - Commercial Employment - Industrial Rail linked distribution	31.64	
SHERBURN/022	Land south of Church Hill, Sherburn In Elmet	Residential Open Space / Community Use	3.11	93
SHERBURN/023	Land north of Church Hill, Sherburn In Elmet	Residential	1.18	35
SHERBURN/024	Land north of Millcroft House, Garden Lane, Sherburn In Elmet		4.99	150
SHERBURN/025	Land south of Ellarfield Lane, Sherburn In Elmet	Residential	2.65	80
SHERBURN/026	Land north of Ellarfield Lane, Sherburn In Elmet	Residential Open Space / Community Use Leisure	7.38	221
SHERBURN/027	Land west of Tadcaster Road, Sherburn In Elmet	Residential Employment - Retail Leisure	2.54	76
SHERBURN/028	Gascoigne Wood Interchange (former Gascoigne Wood mine site), Sherburn In Elmet	Employment - Commercial Employment - Industrial Quasi - employment type uses including renewable energy and low carbon development.	114.7	

SHERBURN/029	Land north of Lennerton Farm, Lennerton Lane, Sherburn In Elmet	Employment - Commercial Employment - Industrial	3.5	
SHERBURN/030	Land at former Council offices, Kirkgate, Sherburn in Elmet	Residential Employment - Retail Employment - Commercial	0.21	6
SHERBURN/031	Church View Car Park, Sherburn In Elmet	Residential	0.06	2
SHERBURN/032	Land east of Moorland Way, Sherburn In Elmet	Residential	0.51	15

SHERBURN IN ELMET



Map Key

	Potential Sites
	Development Limits
	Green Belt (SP2, SP3)
	Flood Zone 3
	Flood Zone 2

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Tadcaster

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
TADCASTER/001	Land north of Auster Bank View, Tadcaster	Residential	16.61	498
TADCASTER/002	Land north of Kelcbar Hill, Tadcaster	Residential It is anticipated that the site will include for open space requirements, service roads and other infrastructure.	19.02	571
TADCASTER/003	Land north of Kelcbar Close, Tadcaster	Residential It is anticipated that the site will include for open space requirements, service roads and other infrastructure. Open Space / Community Use	4.44	133
TADCASTER/004	Land at Auster Bank Road, Tadcaster	Residential	0.27	8
TADCASTER/005	Land at Edgerton Road, Tadcaster	Residential Extra care	0.36	11
TADCASTER/006	Quaker Land east of Grange Crescent, Tadcaster	Residential Open Space / Community Use	0.09	3
TADCASTER/007	Rosemary House, Rosemary Court, Tadcaster	Residential	0.1	3

HARROGATE

TADCASTER

TADCASTER/001

TADCASTER/004

TADCASTER/002

TADCASTER/003

TADCASTER/007

TADCASTER/006

TADCASTER/005

TADCASTER

Bramham Moor

Oxton

Map Key

- Potential Sites
- Development Limits
- Green Belt (SP2, SP3)
- Flood Zone 3
- Flood Zone 2

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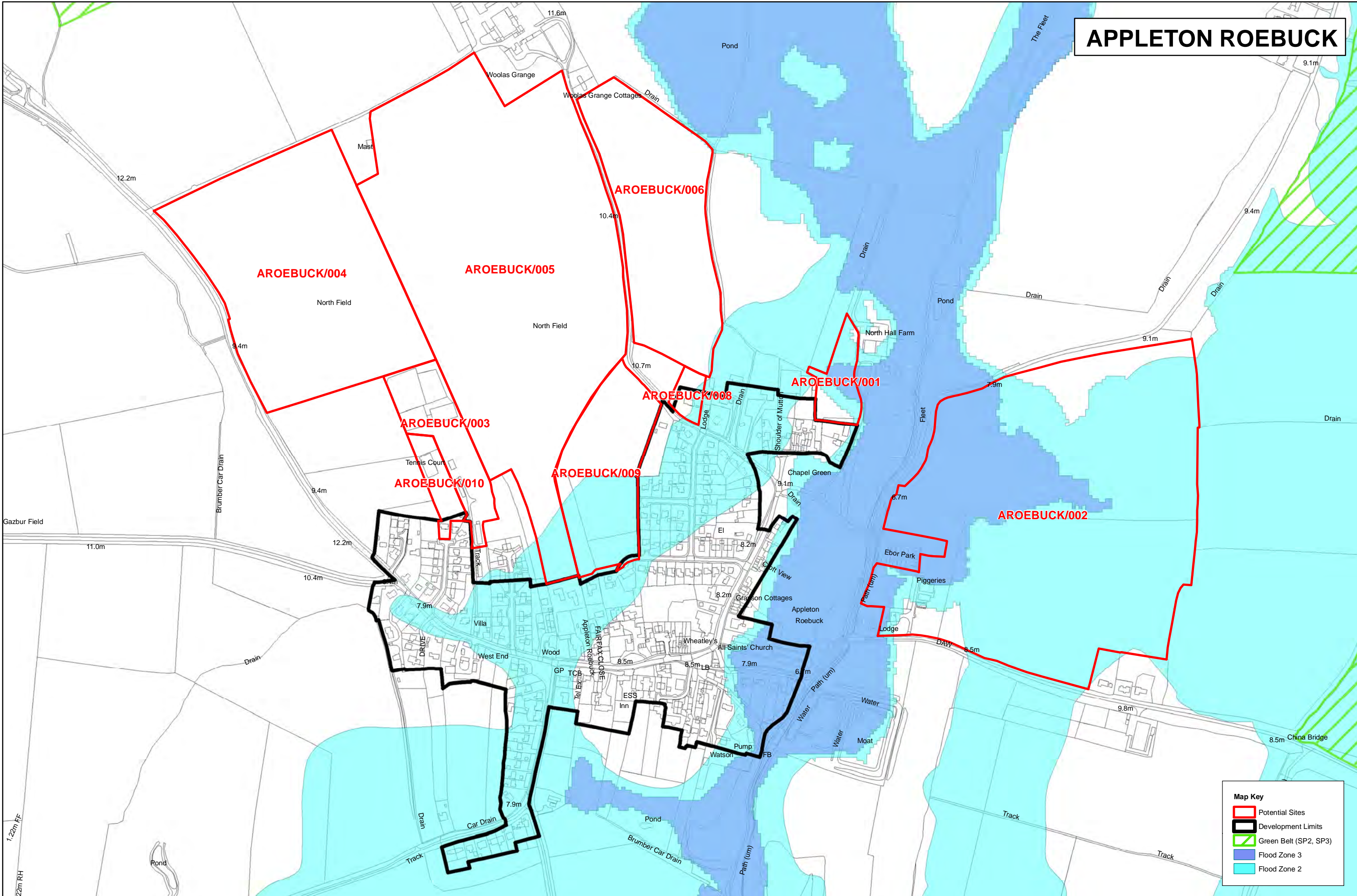
Designated Service Villages

Appleton Roebuck

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
AROEBUCK/001	North Hall Farm, Chapel Green, Appleton Roebuck	Residential	0.75	23
AROEBUCK/002	Land at Langton Lodge, Daw Lane/Broad Lane, Appleton Roebuck	Residential	18.87	566
AROEBUCK/003	Land at Villa Farm, Main Street, Appleton Roebuck	Residential	1.71	51
AROEBUCK/004	Land east of Colton Lane, Appleton Roebuck	Residential Employment - Commercial Employment - Industrial Open Space / Community Use Leisure	9.81	294
AROEBUCK/005	Land west of Malt Kiln Lane, Appleton Roebuck	Residential Employment - Commercial Employment - industrial Open Space / Community Use Leisure	17.82	535
AROEBUCK/006	Land east of Malt Kiln Lane, Appleton Roebuck	Residential Employment - Commercial Employment - Industrial Open Space / Community Use	5.59	168

		Leisure		
AROEBUCK/007 (this site is away from the village so is not shown on the map – see ‘Call for Sites’ webpage.)	Roebuck Barracks, Broad Lane, Appleton Roebuck	Residential	6.45	194
AROEBUCK/008	Land at Therncroft, Malt Kiln Lane, Appleton Roebuck	Residential	0.31	9
AROEBUCK/009	Land west of Northfield Avenue, Appleton Roebuck	Residential	3.23	97
AROEBUCK/010	Land rear of 15 Orchard Close, Appleton Roebuck	Residential	0.56	17

APPLETON ROEBUCK



Map Key

- Potential Sites
- Development Limits
- Green Belt (SP2, SP3)
- Flood Zone 3
- Flood Zone 2

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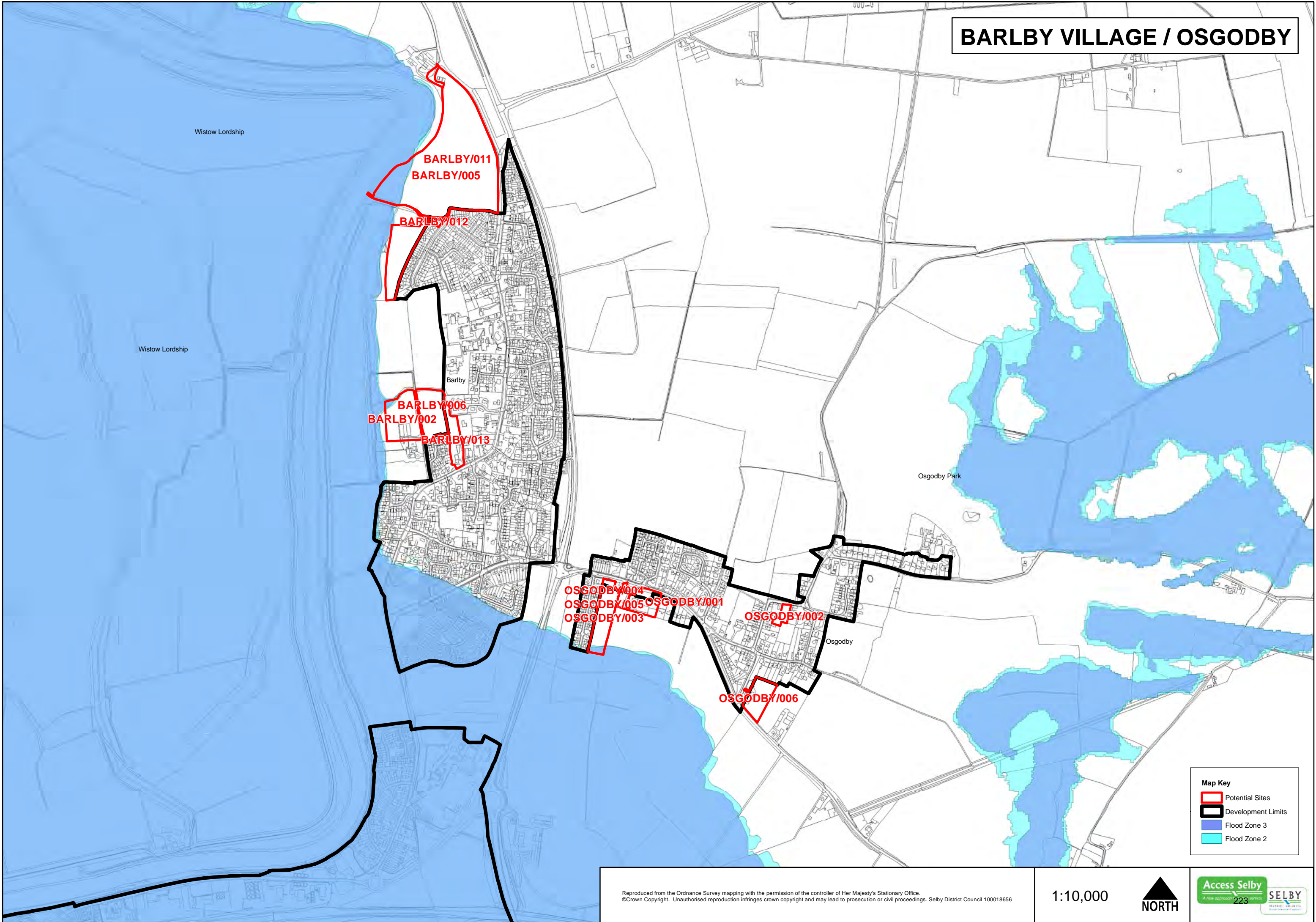


Barlby & Osgodby

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
BARLBY/001	Greencore, Barlby Road, Barlby	Residential Open Space / Community Use Leisure	7.73	232
BARLBY/002	Land north of Barlby Hall, York Road, Barlby	Residential	1.45	44
BARLBY/003	Land at Magazine Road, Barlby	Residential Open Space / Community Use Leisure	0.58	17
BARLBY/004	Land between A19 and A63 Bypass, Barlby	Residential Open Space / Community Use Leisure	5.62	169
BARLBY/005	Land north of RiverView, Barlby	Residential Open Space / Community Use Leisure	10.9	327
BARLBY/006	Land north of the Laurels, Barlby	Residential	1.19	36
BARLBY/007	Potter Logistics, Barlby	Residential	24.29	729
BARLBY/008	Land north of Riverside Close, Barlby	Residential	1.71	51
BARLBY/009	Land at Barlby Depot, Barlby Road, Barlby	Employment - Commercial	0.27	
BARLBY/010	Magazine Farm, Selby Bypass, Barlby	Residential Employment - Retail Employment - Commercial Employment - Industrial	2.54	76

BARLBY/011	Land west of York Road, Barlby	Residential	9.25	278
BARLBY/012	Land at River View, Barlby	Residential	0.14	4
BARLBY/013	Land east of the Laurels, Barlby	Residential	0.65	20
BARLBY/014	Olympia Park, Barlby Road, Barlby	Residential Employment - Retail Employment - Commercial Open Space / Community Use Leisure Public House/Resteraunt (A3/A4 retail) (750m2); food retail unit (A1) (2,000m2); fast food unit (A5) (500m2), primary school (D1c) (site coverage 1.5ha);	42.71	1281
OSGODBY/001	Land at Osgodby Garden Centre, Osgodby	Residential	0.73	22
OSGODBY/002	Land at Corner Farm, Osgodby	Residential	0.2	6
OSGODBY/003	Land east of St Leonards Avenue, Osgodby	Residential Open Space / Community Use	1.2	36
OSGODBY/004	Moorside Building Supplies, Hull Road, Osgodby	Residential	0.23	7
OSGODBY/005	Land east of St Leonards Avenue, Osgodby	Residential	1.2	36
OSGODBY/006	Osgodby Nurseries, Hull Road, Osgodby	Residential Employment - Retail Employment - Commercial Employment - Industrial	0.8	24

BARLBY VILLAGE / OSGODBY

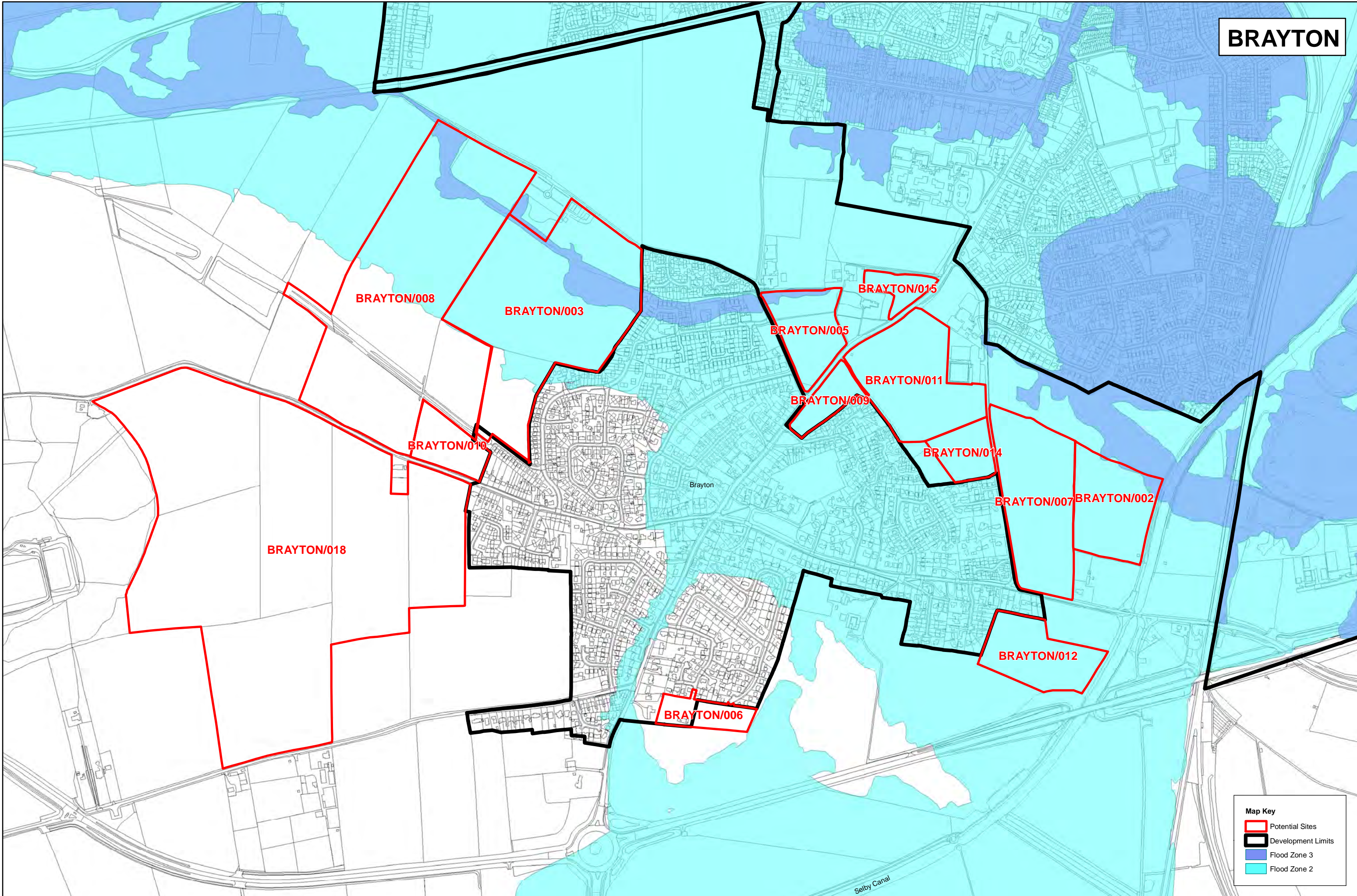


Brayton

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
BRAYTON/001	Land to west of Selby Business Park, Selby (Brayton Parish)	Residential	3.74	112
BRAYTON/002	Land north of Bridgfelde, Brayton Lane, Brayton	Residential Open Space / Community Use Leisure	3.86	116
BRAYTON/003	Land south of Brackenhill Lane, Brayton	Residential Employment - Retail Employment - Commercial Open Space / Community Use Leisure	13.85	416
BRAYTON/004	Land south of Brackenhill Lane, Brayton	Residential	5.88	176
BRAYTON/005	Land east of Foxhill Lane, Brayton	Residential	2.63	79
BRAYTON/006	Land south of Mayfield Drive, Brayton	Residential	1.31	39
BRAYTON/007	Land east of Ness Bank Close, Brayton	Residential	6.12	184
BRAYTON/008	Land north of Barff Lane, Brayton	Residential	20.75	623
BRAYTON/009	Land north of Meadowcroft, Brayton	Residential	1.19	36

BRAYTON/010	Land west of Evergreen Way, Brayton	Residential	1.74	52
BRAYTON/011	Land east of Meadowcroft, Brayton		5.68	170
BRAYTON/012	Land east of Linton Close, Brayton		3.22	97
BRAYTON/013	Land west of Foxhill Lane, Brayton	Residential Open Space / Community Use	26.49	795
BRAYTON/014	Land west of Baffam Lane, Brayton	Residential	1.47	44
BRAYTON/015	Land north of Doncaster Road, Selby	Residential	0.89	27
BRAYTON/016	Land north of Brayton Bridge (east of canal), Selby		4.97	149
BRAYTON/017	Land between Baffam Lane and Selby Canal, Brayton		6.2	186
BRAYTON/018	Land between Barff Lane and Mill Lane, Brayton	Residential	43.01	1290

BRAYTON



Map Key

- Potential Sites
- Development Limits
- Flood Zone 3
- Flood Zone 2

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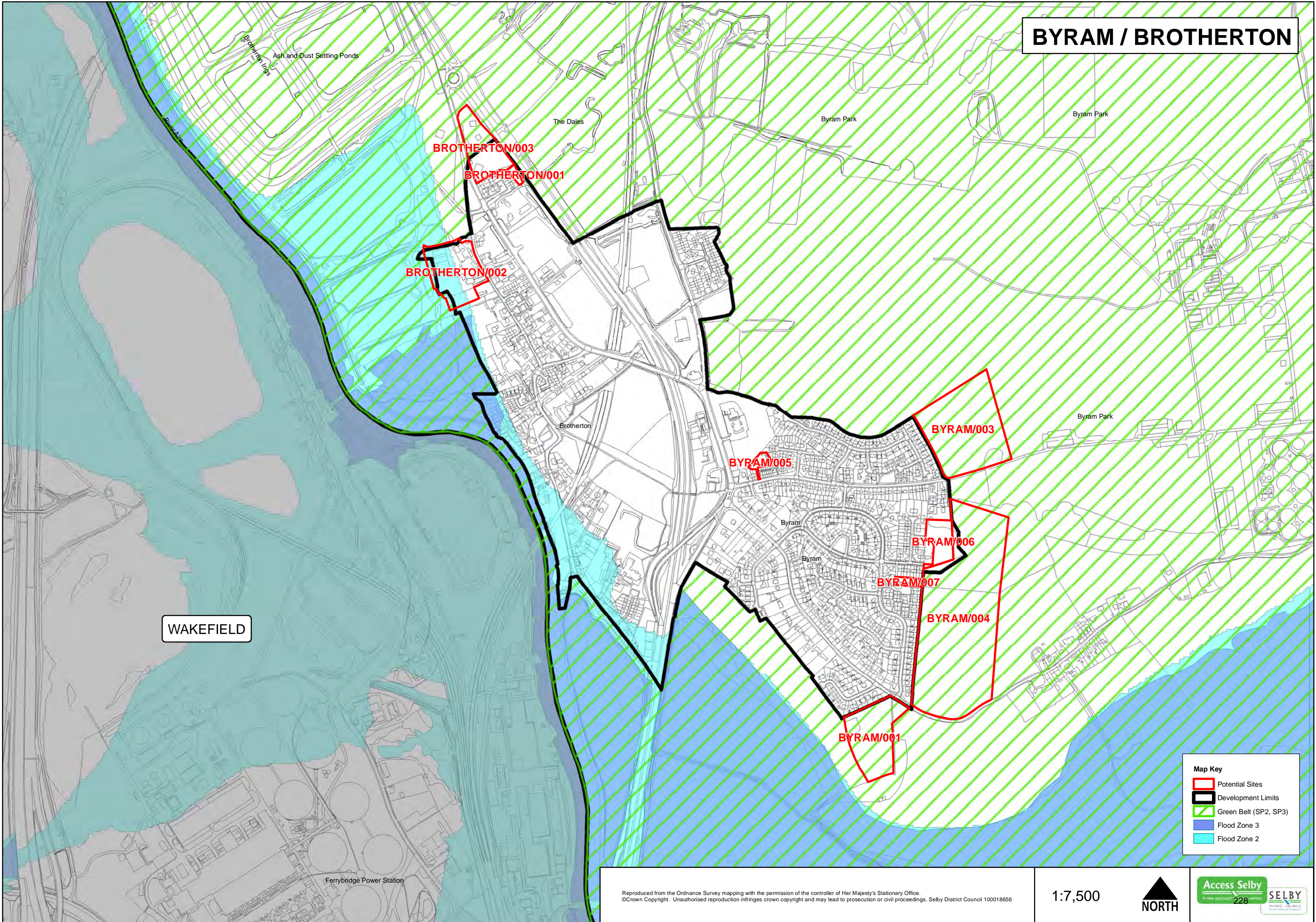
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Brotherton & Byram

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
BROTHERTON/001	Land east of Belmont, Brotherton	Residential	0.07	2
BROTHERTON/002	Land at Pasture Lane, Bortherton	Residential	1.6	48
BROTHERTON/003	Mill Farm, Old Great North Road, Brotherton	Employment - Industrial	1.13	34
BYRAM/001	Land adjacent Primrose Dene, Byram	Residential	1.77	53
BYRAM/003	Land north of Byram Park Road, Byram	Residential Open Space / Community Use	3.42	103
BYRAM/004	Land north of Sutton Lane, Byram	Residential Open Space / Community Use	8.11	243
BYRAM/005	Land west of Wood Lea, Byram	Residential	0.13	4
BYRAM/006	Land south of Byram Park Avenue, Byram	Residential Open Space / Community Use Leisure	0.55	17
BYRAM/007	Land north of Edwards Close, Byram	Residential	0.12	4

BYRAM / BROTHERTON



WAKEFIELD

Map Key

- Potential Sites
- Development Limits
- Green Belt (SP2, SP3)
- Flood Zone 3
- Flood Zone 2

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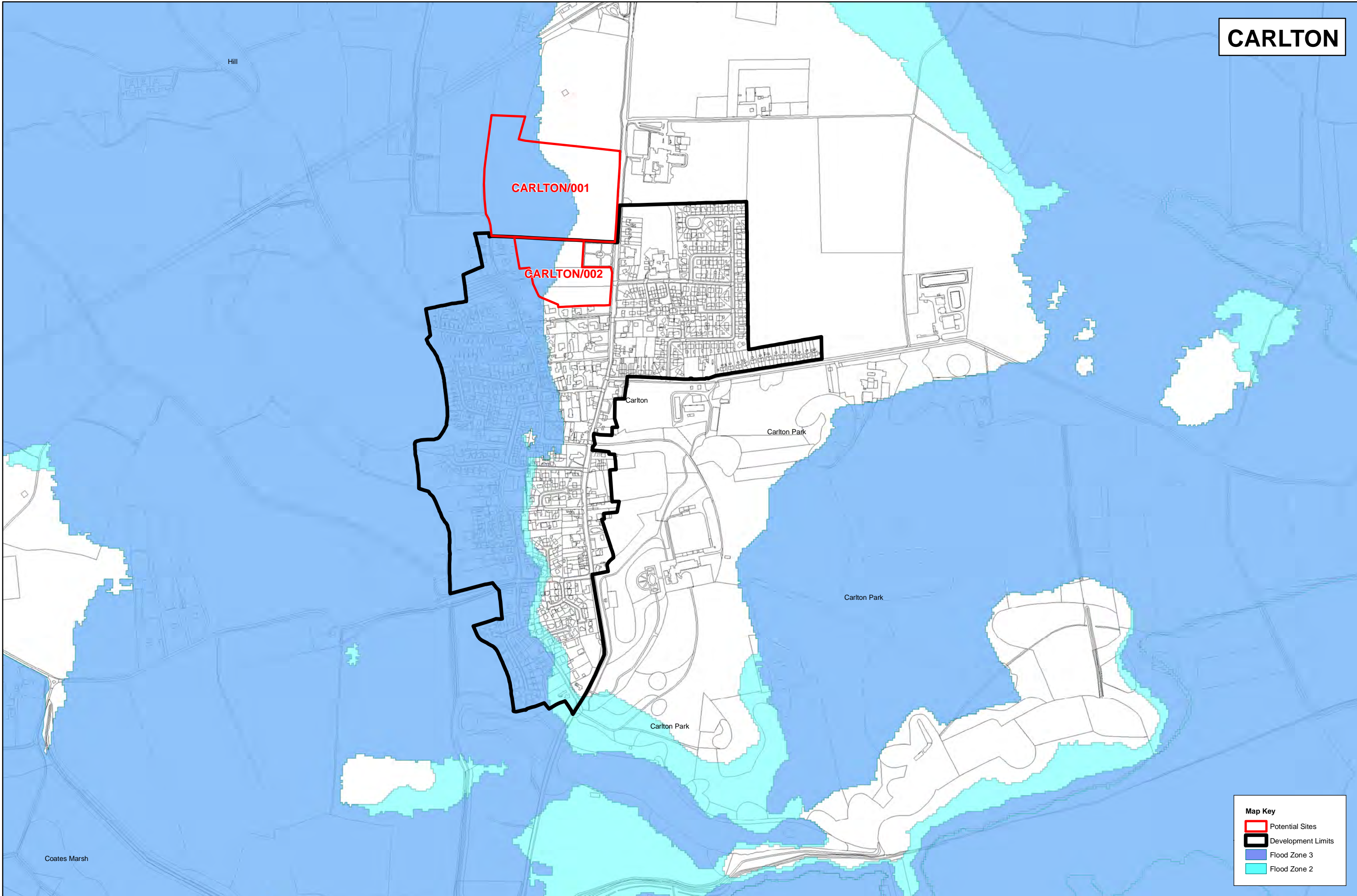
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Carlton

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
CARLTON/001	Land north of cemetery, Station Road, Carlton	Residential Open Space / Community Use	6.78	203
CARLTON/002	Land between Low Street and Station Road, Carlton	Residential Open Space / Community Use	2.43	73

CARLTON



Map Key

- Potential Sites
- Development Limits
- Flood Zone 3
- Flood Zone 2

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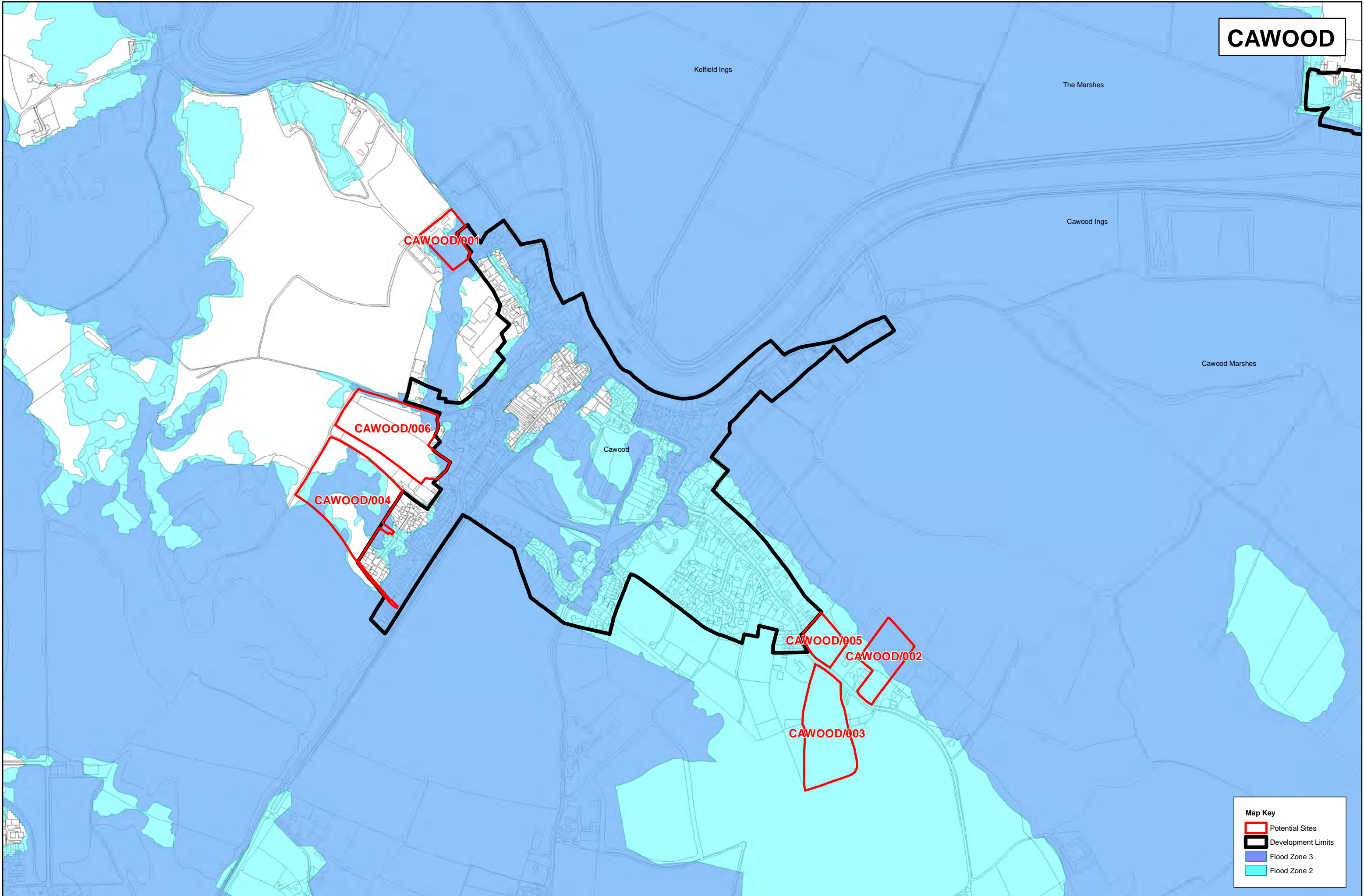
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Cawood

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
CAWOOD/001	Land between Ryther Road and the Cemetery, Cawood	Residential	0.79	24
CAWOOD/002	Land adjacent to New House, Wistowgate, Cawood	Residential	1.22	37
CAWOOD/003	Land adjacent to Lincroft House, Wistowgate, Cawood	Residential	2.43	73
CAWOOD/004	Land off Castle Close, Cawood	Residential Open Space / Community Use	3.54	106
CAWOOD/005	Land between 61 and Wistowgate House, Wistowgate, Cawood	Residential	0.68	20
CAWOOD/006	Land south of Fostergate, Cawood	Residential	2.9	87

CAWOOD



Map Key

- Potential Sites
- Development Limits
- Flood Zone 3
- Flood Zone 2

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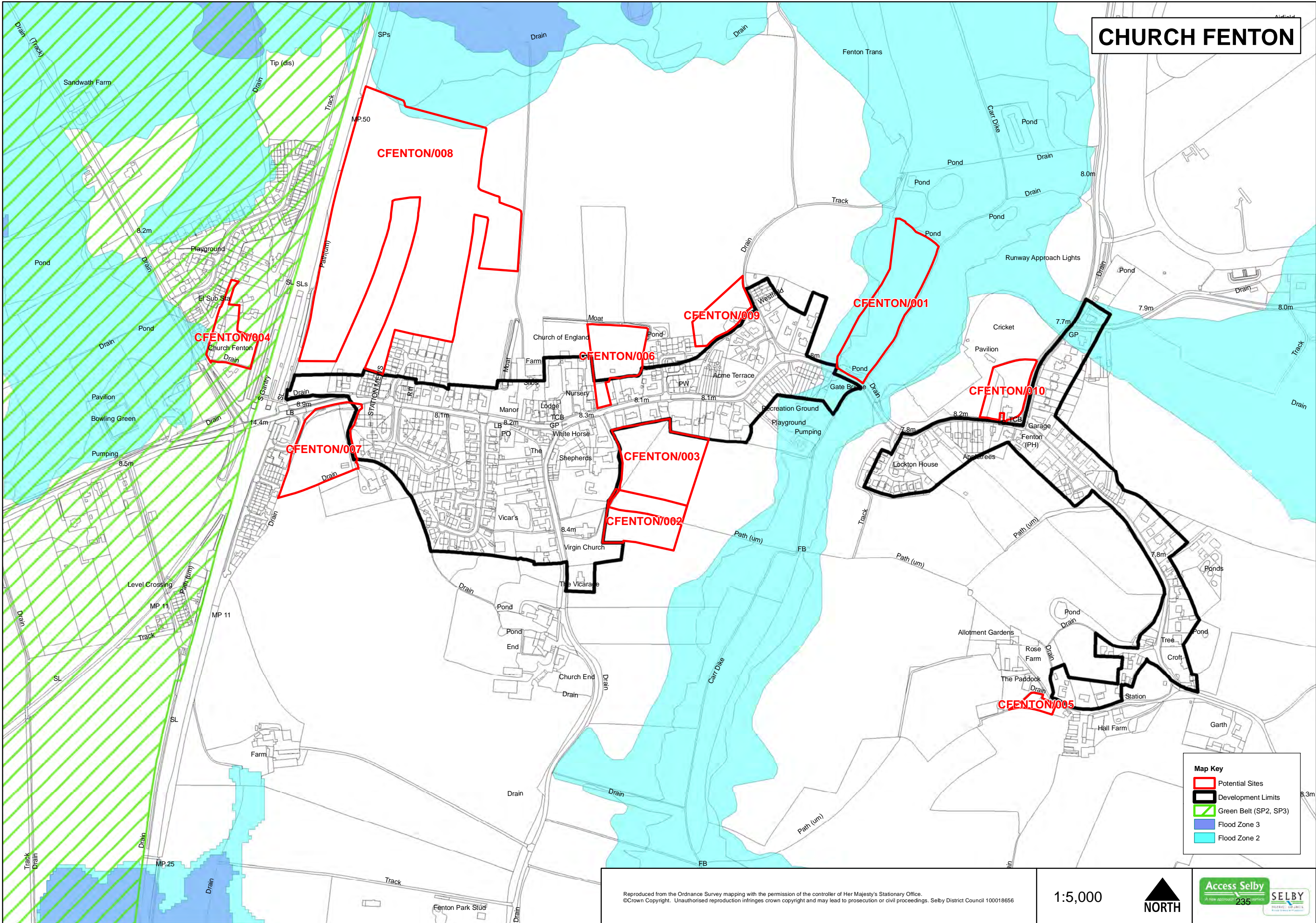
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Church Fenton

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
CFENTON/001	Land north of Gate Bridge, Main Street, Church Fenton	Open Space / Community Use	1.53	46
CFENTON/002	Land east of Church of St Mary the Virgin, Church Street, Church Fenton	Residential Open Space / Community Use Leisure	0.89	27
CFENTON/003	Land east of Church Street, Church Fenton	Residential	1.7	51
CFENTON/004	Land south of Sandwath Drive, Church Fenton	Residential	0.53	16
CFENTON/005	Land south of Hall Lane, Church Fenton	Residential	0.11	3
CFENTON/006	Land rear of Kirk Fenton Primary School, Church Fenton	Residential	0.76	23
CFENTON/007	Land east of Bridge Close, Church Fenton	Residential	1.12	34
CFENTON/008	Land north of Station Road, Church Fenton	Residential	7.91	237

CFENTON/009	Land west of Northfield Lane, Church Fenton	Residential	0.49	15
CFENTON/010	Land west of Busk lane, Church Fenton	Residential	0.55	17

CHURCH FENTON



Map Key

- Potential Sites
- Development Limits
- Green Belt (SP2, SP3)
- Flood Zone 3
- Flood Zone 2

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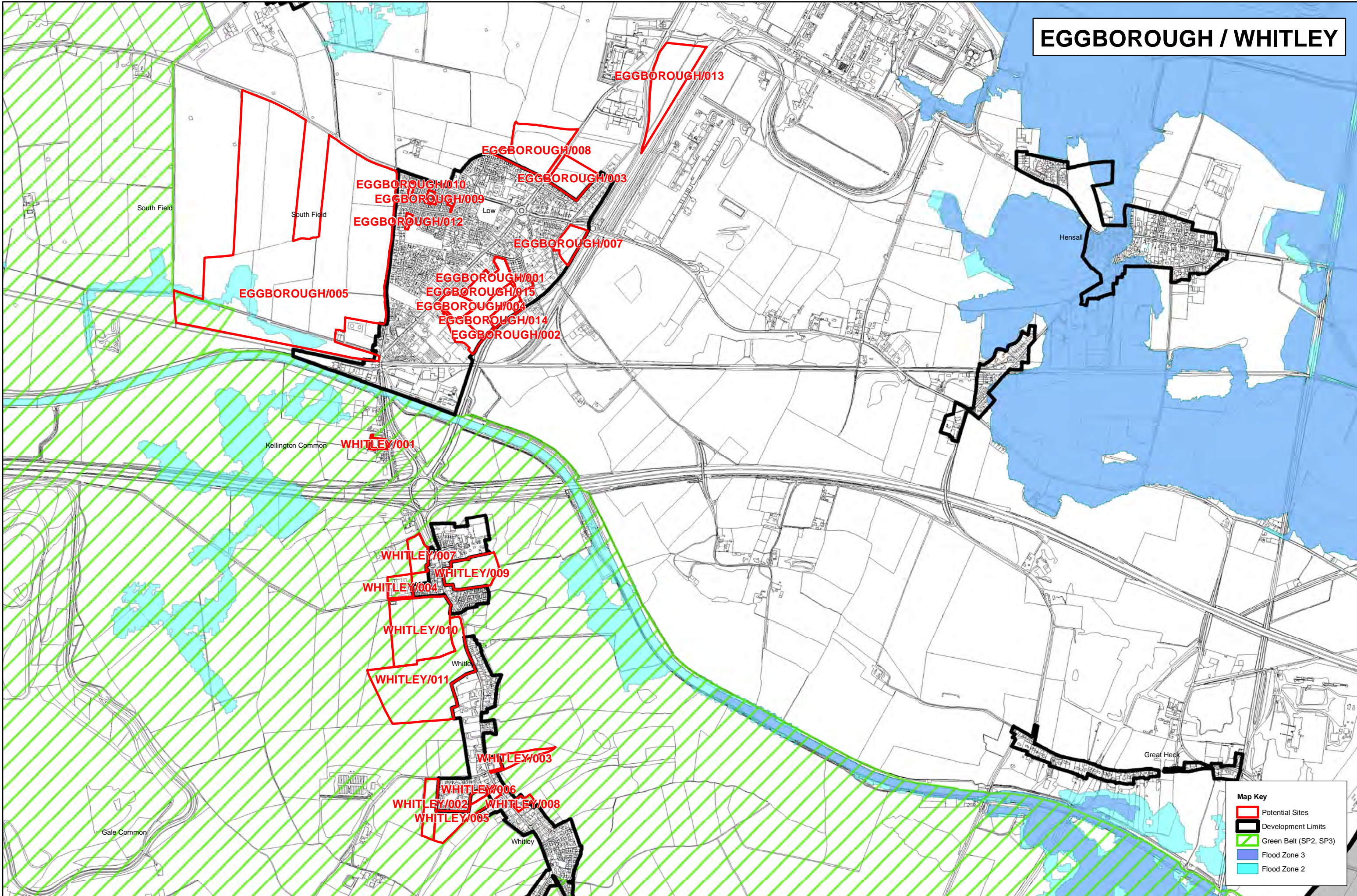
Eggborough & Whitley

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
EGGBOROUGH/001	Land south of Water Lane, Eggborough	Residential	2.36	71
EGGBOROUGH/002	Land west of Meadow View, Eggborough	Residential Employment - Retail Open Space / Community Use Leisure	0.86	26
EGGBOROUGH/003	Land east of Selby Road, Eggborough	Residential	2.51	75
EGGBOROUGH/004	Land Between Selby Road and A19, Eggborough	Residential Employment - Retail Employment - Commercial Employment - Industrial Open Space / Community Use Leisure Other	7.22	217
EGGBOROUGH/005	Land west of Kellington Lane, Eggborough	Residential	67.6	2028
EGGBOROUGH/006	Land south of Selby Road, Eggborough	Residential	1.32	40
EGGBOROUGH/007	Land east of High Eggborough Lane, Eggborough	Residential	1.43	43
EGGBOROUGH/008	Land north of Stuart Grove, Eggborough	Residential Open Space / Community Use	5.08	152

EGGBOROUGH/009	Land at Westfield Avenue Garages B, Eggborough		0.21	6
EGGBOROUGH/010	Land west of Westfield Road, Garages A, Eggborough		0.14	4
EGGBOROUGH/011	Land north of Westfield Avenue Garages C, Eggborough		0.1	3
EGGBOROUGH/012	Land east of Kellington Lane Garages D, Eggborough	Residential	0.15	5
EGGBOROUGH/013	Land at Tranmore Lane, Eggborough	Employment - Commercial Employment - Industrial	5.32	
EGGBOROUGH/014	Land west of White House Farm, Low Eggborough Road, Eggborough	Residential	2.57	77
EGGBOROUGH/015	Land between Selby Road and A19, Eggborough	Residential	6.76	203
WHITLEY/001	Ashcroft, Templar Close, Whitley	Residential	0.38	11
WHITLEY/002	Land south of Gravel Hill Lane, Whitley	Residential	1.52	46
WHITLEY/003	Land east of Poplar Farm, Doncaster Road, Whitley	Residential	0.99	30

WHITLEY/004	Land at Whitefield Lane, Whitley	Residential	1.12	34
WHITLEY/005	Land south of Larth Close, Whitley	Residential	2.21	66
WHITLEY/006	Land west of Larth Close, Whitley	Residential	0.35	11
WHITLEY/007	Land at School Farm, Learning Lane, Whitley	Residential	1.28	38
WHITLEY/008	Land at Blenheim House, Whitley	Residential	0.38	11
WHITLEY/009	Land north of Whitley Farm Close, Whitley	Residential Employment - Retail Open Space / Community Use Leisure	3.05	92
WHITLEY/010	Land south of Whitefield Lane, Whitley	Residential	7.69	231
WHITLEY/011	Land to rear of George and Dragon, Whitley	Residential Employment - Retail Employment - Commercial Open Space / Community Use Leisure	11	330

EGGBOROUGH / WHITLEY



Map Key

- Potential Sites
- Development Limits
- Green Belt (SP2, SP3)
- Flood Zone 3
- Flood Zone 2

Escrick

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
ESCRICK/001	Land north of Skipwith Road, Escrick	Residential Open Space / Community Use Leisure	18.79	564
ESCRICK/002	Land west of Escrick	Residential Open Space / Community Use	21.13	634

ESCRICK

YORK

Mill Hill

The Carrs

The Carrs

ESCRICK/001

ESCRICK/002

Escrick

Escrick Park

Map Key

- Potential Sites
- Site within City of York Council administrative area
- Development Limits
- Green Belt (SP2, SP3)
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- Flood Zone 2

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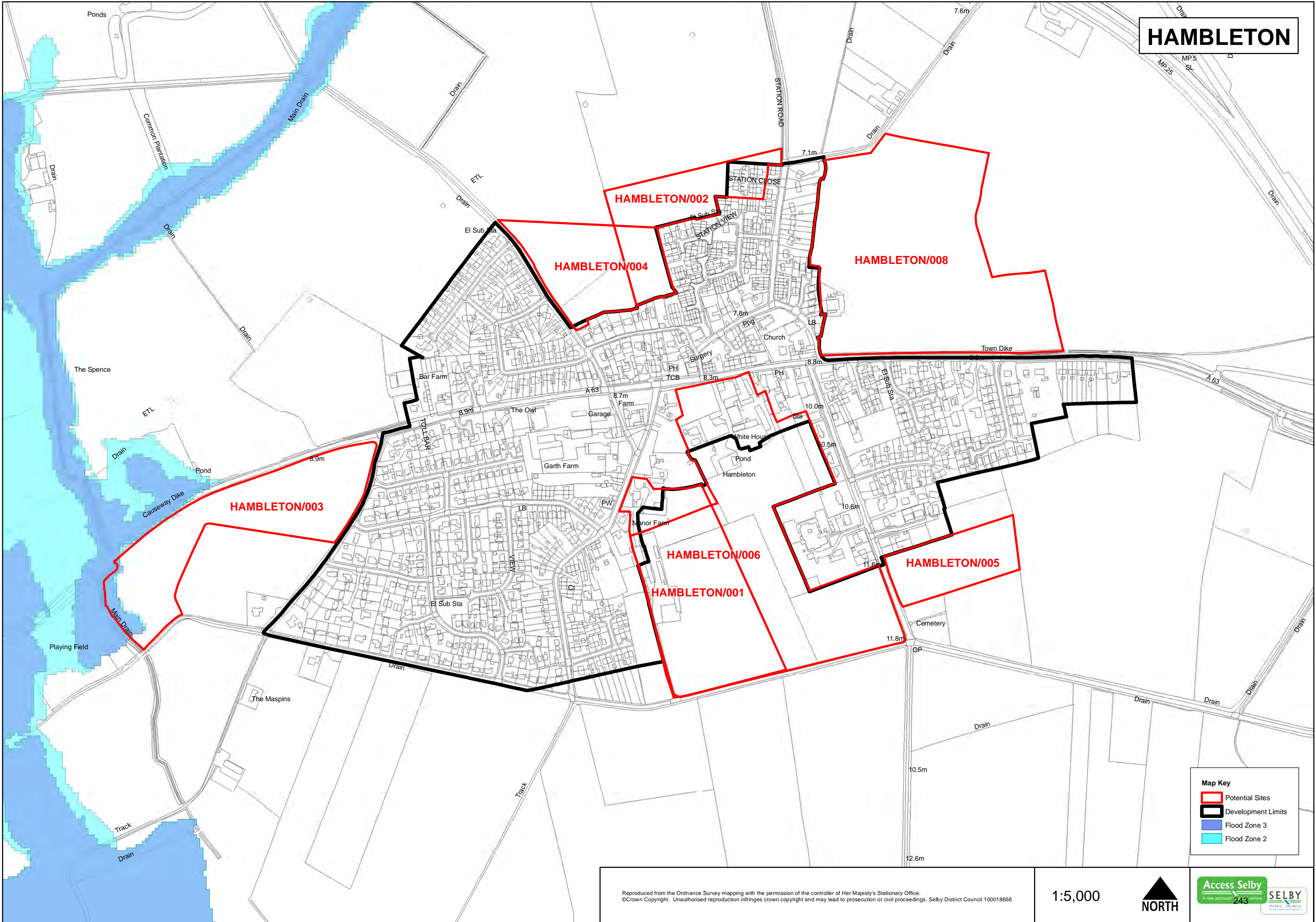
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Hambleton

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
HAMBLETON/001	Manor Farm, Chapel Street, Hambleton	Residential	5.03	151
HAMBLETON/002	Land West of Station Road, Hambleton	Residential	2.49	75
HAMBLETON/003	Land West of Bar Lane, Hambleton	Residential	4.46	134
HAMBLETON/004	Land east of Common Lane, Hambleton	Residential Open Space / Community Use	2.82	85
HAMBLETON/005	Land south of Gateforth Court, Hambleton	Residential Open Space / Community Use	1.71	51
HAMBLETON/006	White House Farm & Manor Farm, Hambleton	Residential Open Space / Community Use Leisure	11.36	341
HAMBLETON/007	Land east of A63 roundabout, Thorpe Willoughby (Hambleton Parish)	Residential Open Space / Community Use	3.82	115
HAMBLETON/008	Land north of Main Road, Hambleton	Residential	9.65	290

HAMBLETON



Map Key

- Potential Sites
- Development Limits
- Flood Zone 3
- Flood Zone 2

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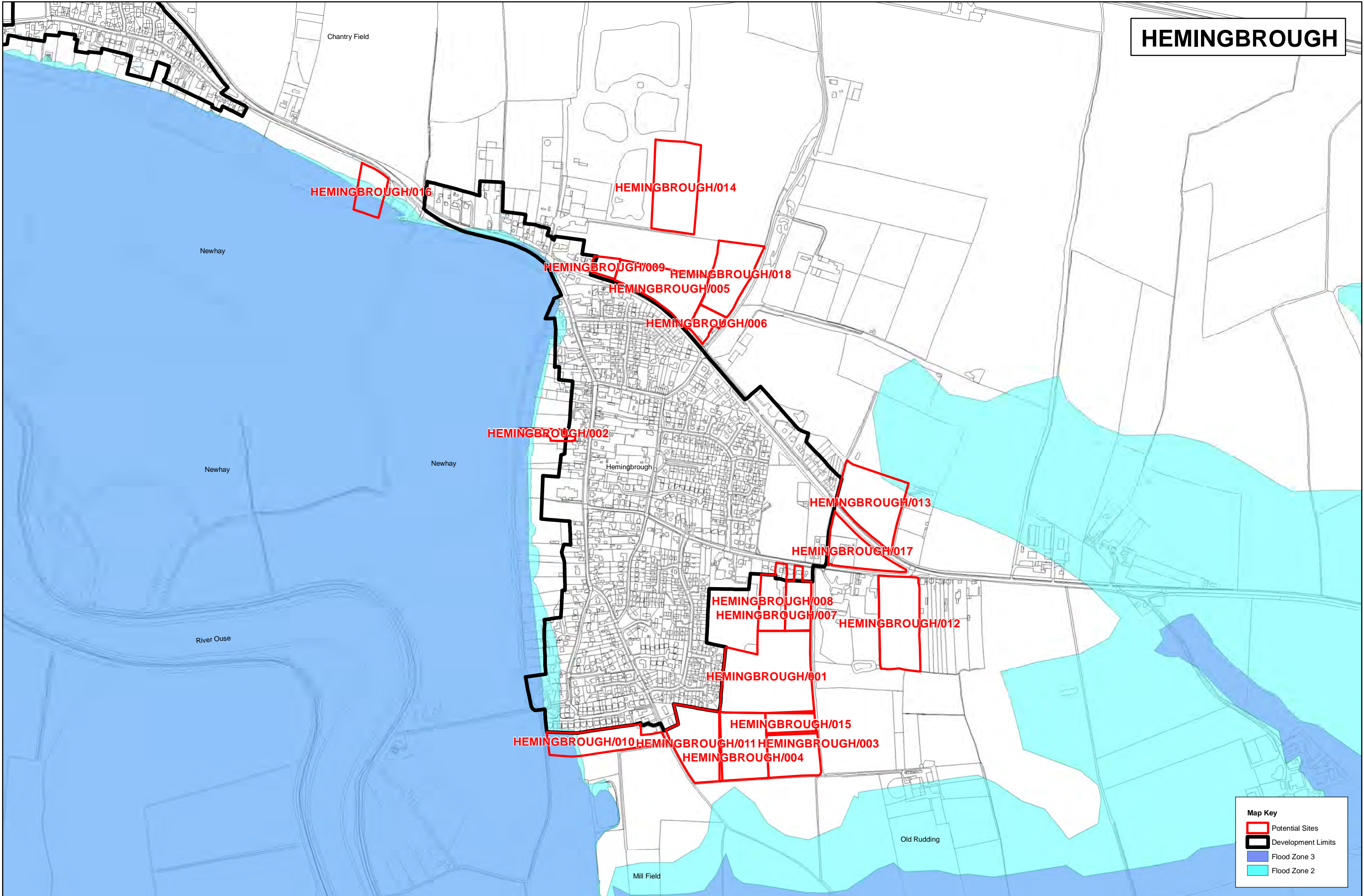
Hemingbrough

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
HEMINGBROUGH /001	Land to West of Chapel Balk Road, Hemingbrough	Residential	3.4	102
HEMINGBROUGH /002	Land to the West of Main Street, Hemingbrough	Residential	0.22	7
HEMINGBROUGH /003	Land west of Chapel Balk Lane, Hemingbrough	Residential	1.17	35
HEMINGBROUGH /004	Land between Barmby Ferry Road and Chapel Balk Road, Hemingbrough	Residential	1.63	49
HEMINGBROUGH /005	Land north of Villa Close/A63, Hemingbrough	Residential	1.61	48
HEMINGBROUGH /006	Land adjacent to Froghall Cottage, Hagg Lane, Hemingbrough	Residential	0.37	11
HEMINGBROUGH /007	Land to rear of Plain-An-Gwarry, School Road, Hemingbrough	Residential	0.71	21
HEMINGBROUGH /008	Plinthstones, School Road, Hemingbrough	Residential	0.82	25

HEMINGBROUGH /009	Land east of Willowdene, Hull Road, Hemingbrough	Residential Employment - Retail Employment - Commercial Employment - Industrial	0.25	8
HEMINGBROUGH /010	Land south of Orchard End, Hemingbrough	Residential	1.25	38
HEMINGBROUGH /011	Land east of Mill Lane, Hemingbrough	Residential	1.65	50
HEMINGBROUGH /012	Land south of School Road, Hemingbrough	Residential	1.91	57
HEMINGBROUGH /013	Land east of Poorlands Road, Hemingbrough	Residential	1.9	57
HEMINGBROUGH /014	Land east of Northfield Road, Hemingbrough	Residential Employment - Commercial Employment - Industrial	2.04	61
HEMINGBROUGH /015	Land west of Chapel Balk Lane, Hemingbrough	Residential	0.56	17
HEMINGBROUGH /016	Land west of Selchant Gardens, Hemingbrough	Residential Employment - Commercial Employment - Industrial	0.64	19
HEMINGBROUGH /017	Land north of School Road, Hemingbrough	Residential	1.04	31

HEMINGBROUGH /018	Land west of Hagg Lane, Hemingbrough	Residential Open Space / Community Use Leisure	1.39	42
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HEMINGBROUGH



Map Key

- Potential Sites
- Development Limits
- Flood Zone 3
- Flood Zone 2

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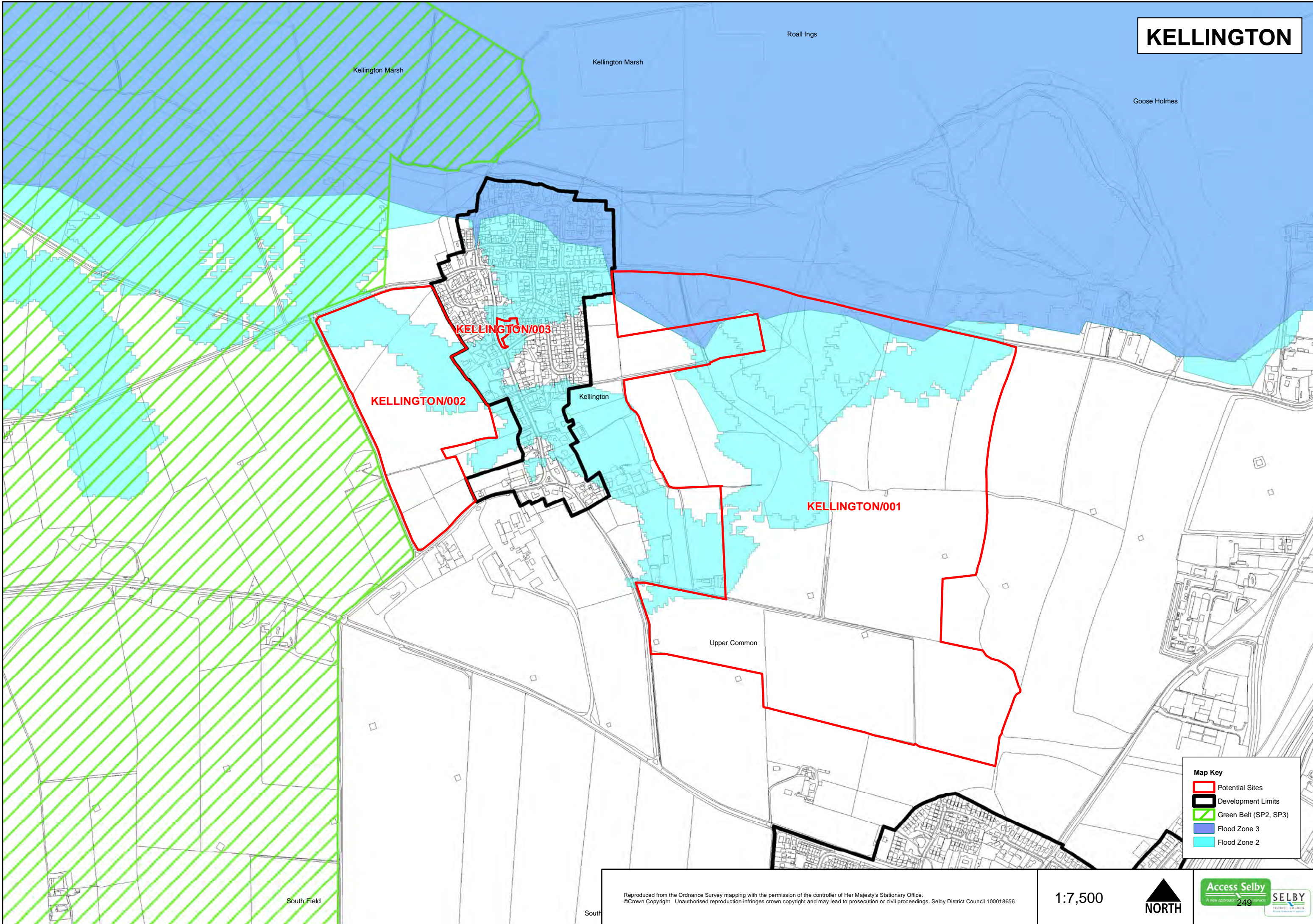
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Kellington

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
KELLINGTON/001	Land south of Weeland Road, Kellington	Residential	70.81	2124
KELLINGTON/002	Land south of Low Road, Kellington	Residential	13.67	410
KELLINGTON/003	Land north of Manor Garth, Kellington		0.17	5

KELLINGTON



Map Key

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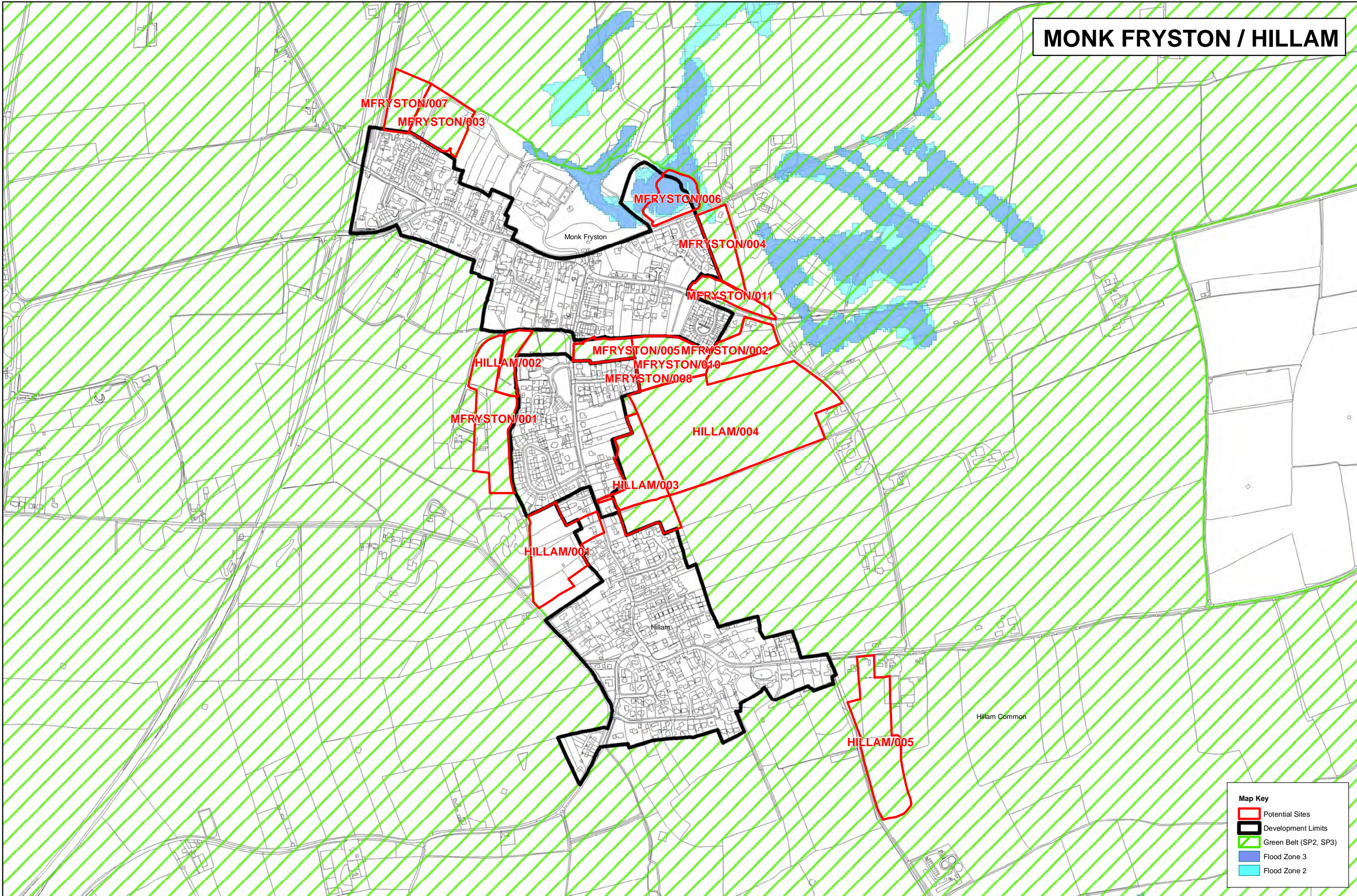


Monk Fryston & Hillam

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
MFRYSTON/001	Land at The Old Vicarage, Old Vicarage Lane, Monk Fryston	Residential Open Space / Community Use	2.4	72
MFRYSTON/002	Land south of the Cemetery, Monk Fryston	Residential Open Space / Community Use	1.58	47
MFRYSTON/003	Land north of Deer Park Court, Monk Fryston	Residential	1.38	41
MFRYSTON/004	Land south of Fryston Common Lane, Monk Fryston	Residential	1.08	32
MFRYSTON/005	Land between Water Lane and Main Street, Monk Fryston	Residential Open Space / Community Use	3.17	95
MFRYSTON/006	Land north of Fryston Common Lane, Monk Fryston	Residential	0.98	29
MFRYSTON/007	Land west of Deer Park Lane, Monk Fryston	Residential	0.93	28
MFRYSTON/008	Land north and east of Hillcrest, Monk Fryston	Residential Open Space / Community Use	2.23	67
MFRYSTON/010	Land between Water Lane and Main Street, Monk Fryston	Residential Open Space / Community Use	3.17	95
MFRYSTON/011	Land south of 8 Priory Park Grove, Monk Fryston	Residential	0.63	19
HILLAM/001	Land west of Main Street, Hillam	Residential	2.34	70

HILLAM/002	Land south of Old Vicarage Lane, Hillam	Residential	0.61	18
HILLAM/003	Land east of Lumby Hill, Hillam	Residential	2.33	70
HILLAM/004	Land north of Dunmire Road, Hillam		10.19	306
HILLAM/005	Land south of Hillam Common Lane, Hillam	Residential	2.71	81

MONK FRYSTON / HILLAM



Map Key

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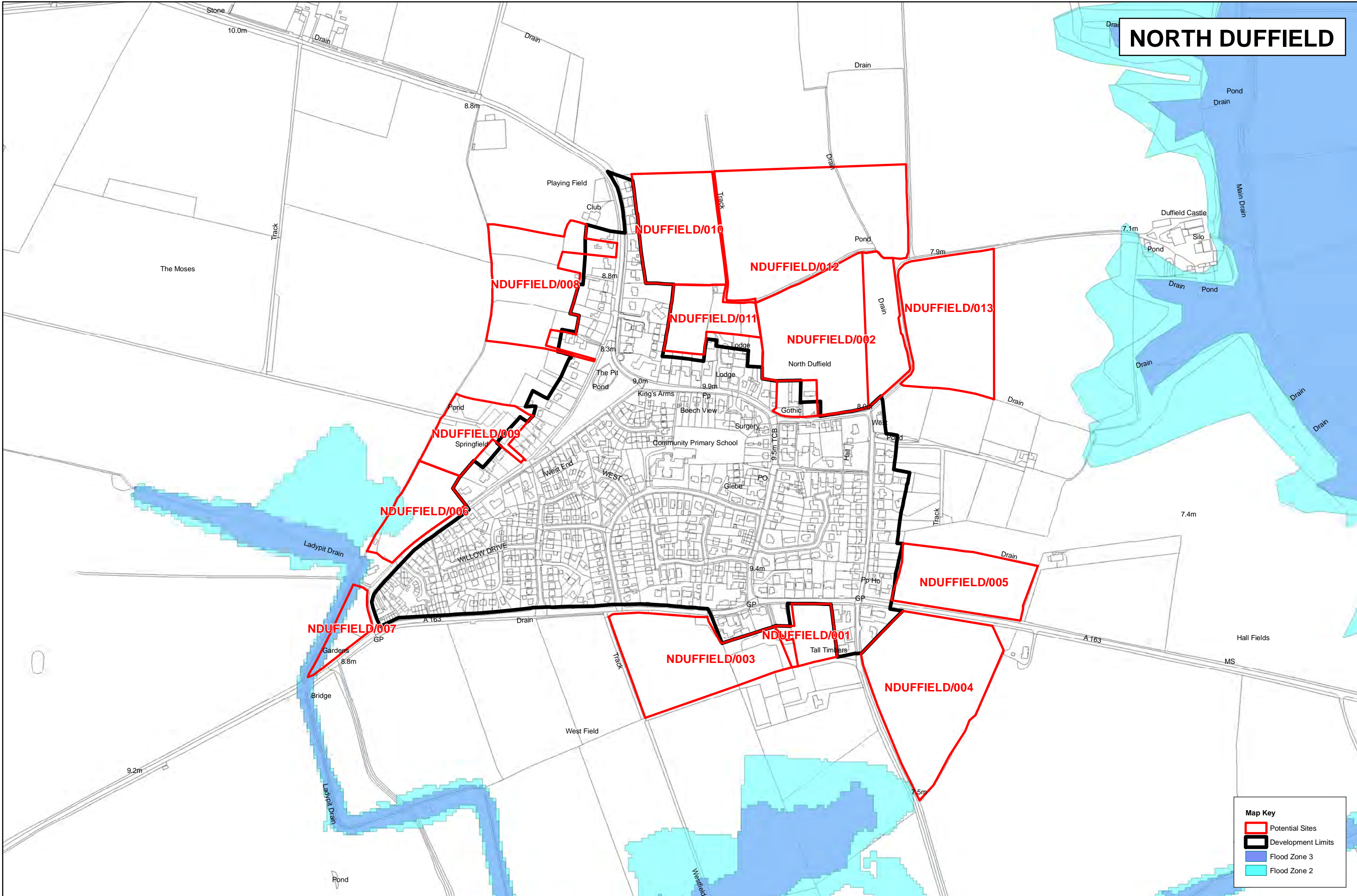
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North Duffield

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
NDUFFIELD/001	Land rear of Tall Timbers, Menthorpe Lane, North Duffield	Residential Employment - Commercial	0.64	19
NDUFFIELD/002	Land at Gothic Farm, Main Street, North Duffield	Residential	4.29	129
NDUFFIELD/003	Land to the west and south of Meadow Gate, North Duffield	Residential Employment - Commercial Employment - Industrial	2.67	80
NDUFFIELD/004	Land south of A163 and East of Menthorpe Lane, North Duffield	Residential Open Space / Community Use Leisure	3.58	107
NDUFFIELD/005	Land north of A163, North Duffield	Residential Open Space / Community Use Leisure	1.76	53
NDUFFIELD/006	Land north of Green Lane, North Duffield	Residential Open Space / Community Use Leisure	1.06	32
NDUFFIELD/007	Land west of Green Lane, North Duffield	Residential Open Space / Community Use Leisure	0.49	15
NDUFFIELD/008	Land west of The Green, North Duffield	Residential possible primary school Open Space /Community Use	2.31	69

NDUFFIELD/009	Land at Springfield House Farm, North Duffield	Residential	1.14	34
NDUFFIELD/010	Land east of York Road, North Duffield	Residential Open Space / Community Use	2.05	62
NDUFFIELD/011	Land surrounding Field View House, Beech Grove, North Duffield	Residential	1.02	31
NDUFFIELD/012	Land north of Back Lane, North Duffield	Residential Open Space / Community Use	7.44	223
NDUFFIELD/013	Land at Hall Farm, North Duffield	Residential	2.73	82

NORTH DUFFIELD



Map Key

- Potential Sites
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- Flood Zone 2

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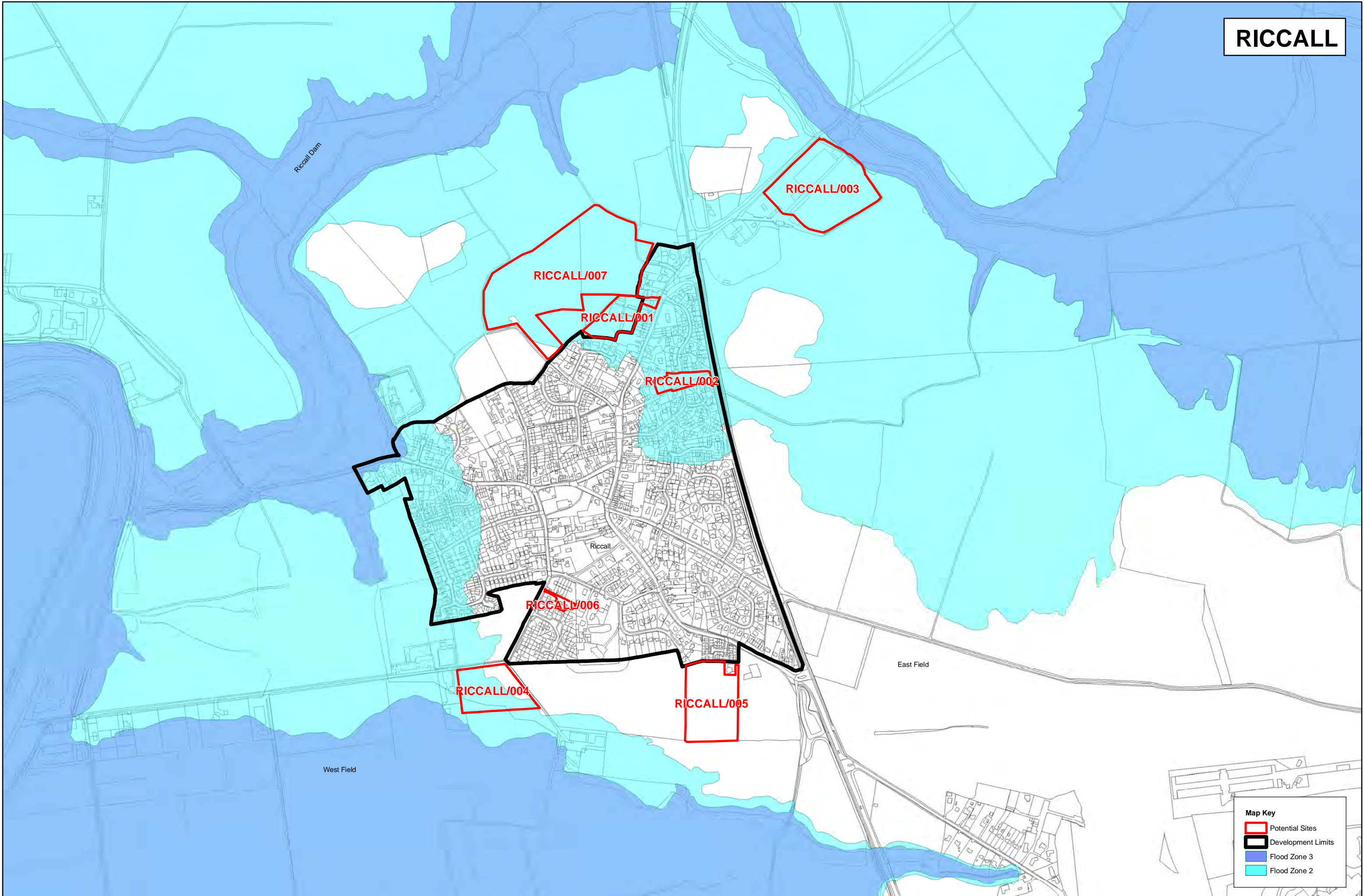
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Riccall

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
RICCALL/001	Land rear of 31 York Road, Riccall	Residential	0.84	25
RICCALL/002	Land north of Chapel Walk, Riccall	Residential	0.41	12
RICCALL/003	Land east of York Road, Riccall	Employment - Commercial Employment - Industrial	3.24	
RICCALL/004	Land south of Landing Lane, Riccall	Residential	1.45	44
RICCALL/005	Land south of Beech Park Close, Riccall	Residential	2.06	62
RICCALL/006	Land at Chestnut Terrace, Riccall	Residential	0.1	3
RICCALL/007	Land north of Riccall	Residential	6.42	193
RICCALL/008 (this site is away from the village so is not shown on the map – see 'Call for Sites' webpage.)	Riccall Business Park, Selby Road, Riccall	Employment - Commercial Employment - Industrial Quasi employment uses including renewable/low carbon energy development	42	

RICCALL



Map Key

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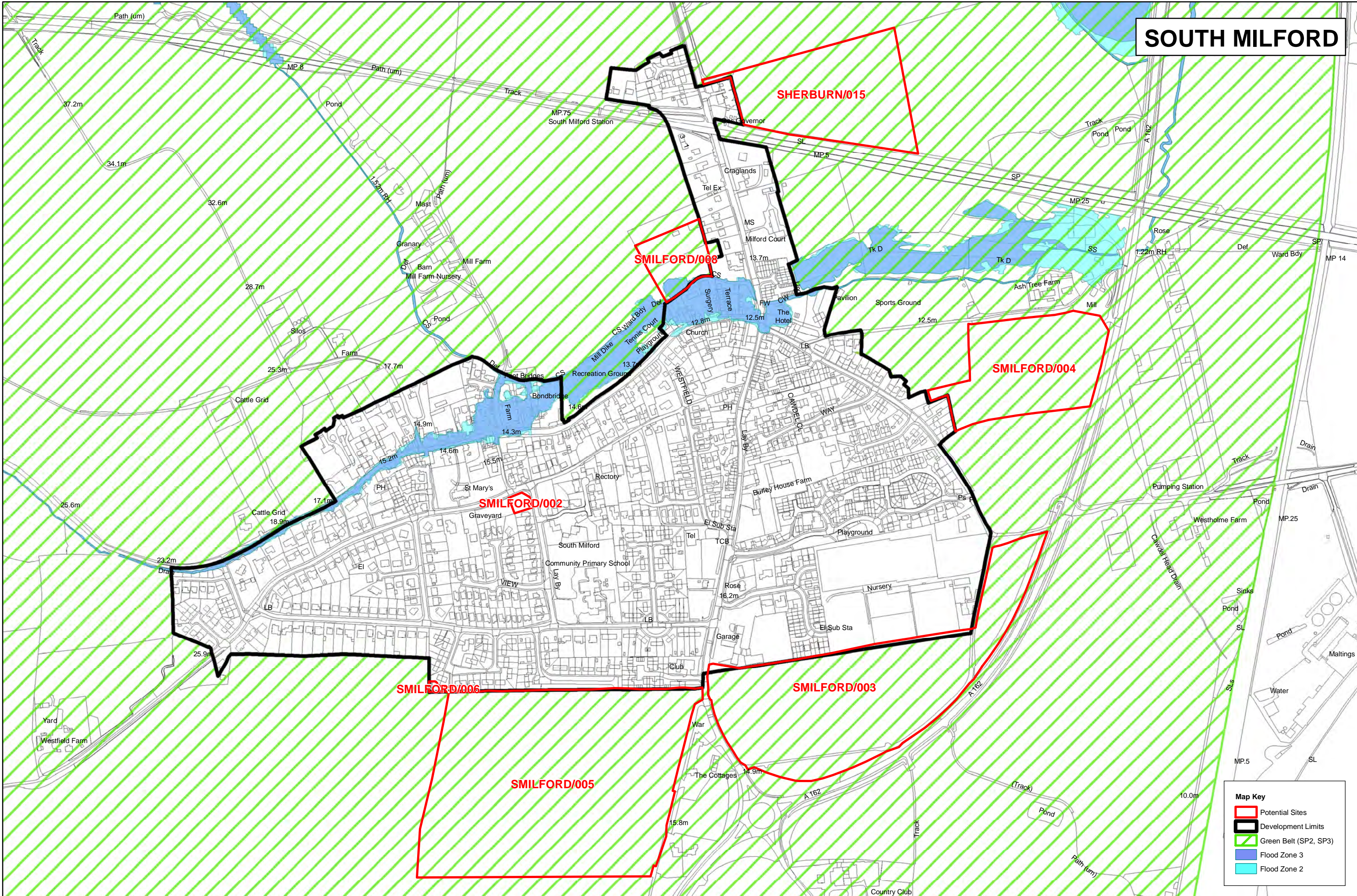
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South Milford

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
SMILFORD/001	Hall Farm, Butts Lane, Lumby	Residential	0.46	14
SMILFORD/002	Land south of Westfield Lane, South Milford	Residential	0.07	2
SMILFORD/003	Land north of Lundsyrke Lane, South Milford	Residential	7.12	214
SMILFORD/004	Land south of Mill Lane, South Milford	Residential	3.13	94
SMILFORD/005	Land south of Legion Street, South Milford	Residential	10.45	314
SMILFORD/006	Land at Grove Crescent, South Milford	Residential	0.04	1
	Land at Lumby Court, Lumby	Residential	0.58	17
SMILFORD/008	Land rear of 11 Milford Road, South Milford	Residential	0.82	25

SOUTH MILFORD



Map Key

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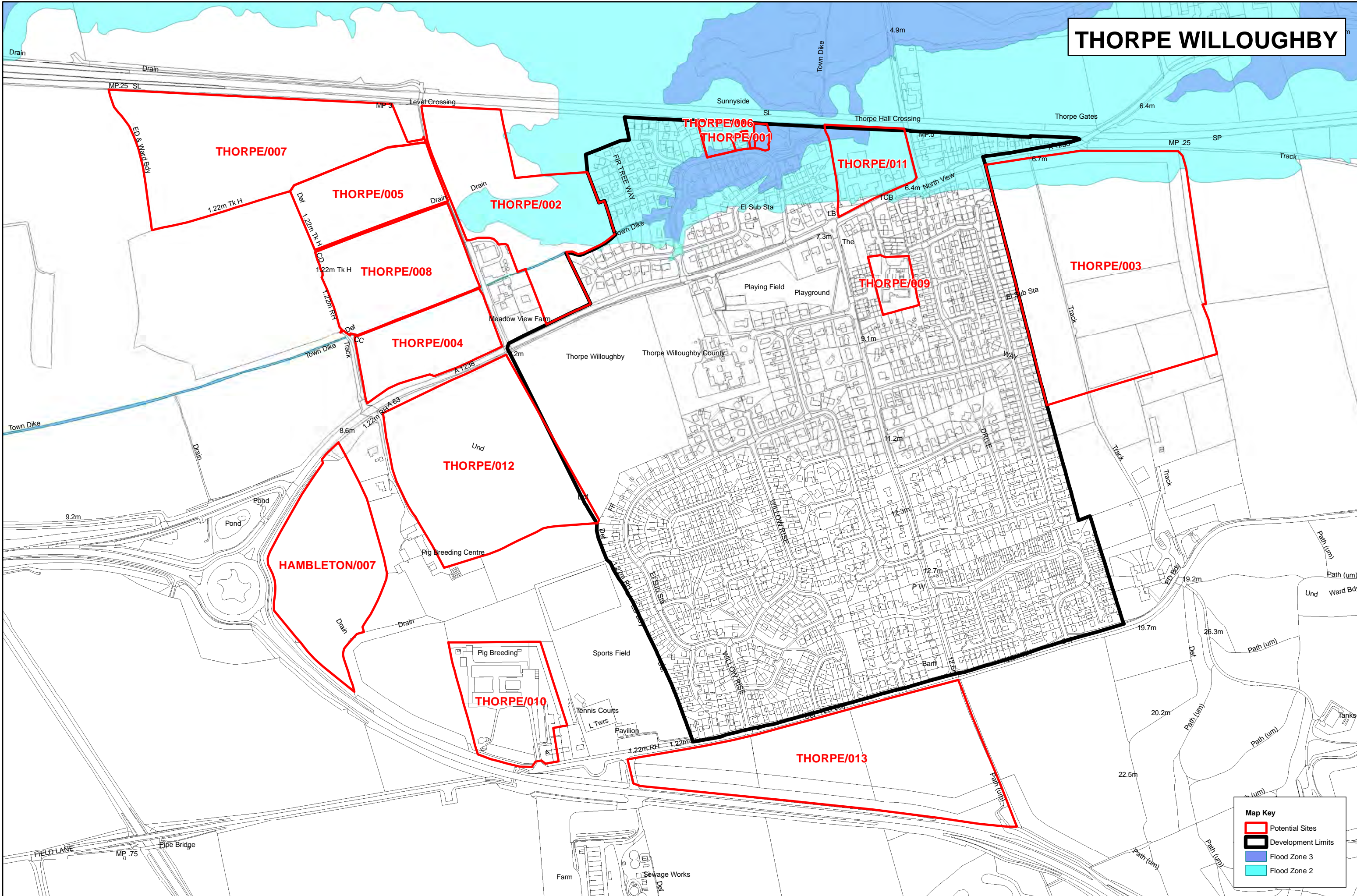


Thorpe Willoughby

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
THORPE/001	Sunnyside Farm, Fir Tree Lane, Thorpe Willoughby	Residential	0.45	14
THORPE/002	Land north of Leeds Road, Thorpe Willoughby	Residential	4.4	132
THORPE/003	Land east of Linden Way, Thorpe Willoughby	Residential	9.73	292
THORPE/004	Land north of Leeds Road, Thorpe Willoughby	Residential	2.01	60
THORPE/005	Land west of Harry Moor Lane, Thorpe Willoughby	Residential	2.22	67
THORPE/006	Sunnyside Farm, Fir Tree Lane, Thorpe Willoughby	Residential	0.31	9
THORPE/007	Land west of Harry Moor Lane, Thorpe Willoughby	Residential	5.75	173
THORPE/008	Land west of Meadow View Farm, Thorpe Willoughby	Residential	2.99	90
THORPE/009	Land at Hollygarth, Thorpe Willoughby	Residential The site could be developed as an extra care facility. Would replace the former EPH	0.48	14

THORPE/010	Land north of Field Lane, Thorpe Willoughby	Residential	2.5	75
THORPE/011	White House Farm, Leeds Road, Thorpe Willoughby	Residential	1.28	38
THORPE/012	Land south of Leeds Road, Thorpe Willoughby	Residential	6.18	185
THORPE/013	Land south of Field Lane, Thorpe Willoughby (Gateforth Parish)	Residential	6.85	206

THORPE WILLOUGHBY

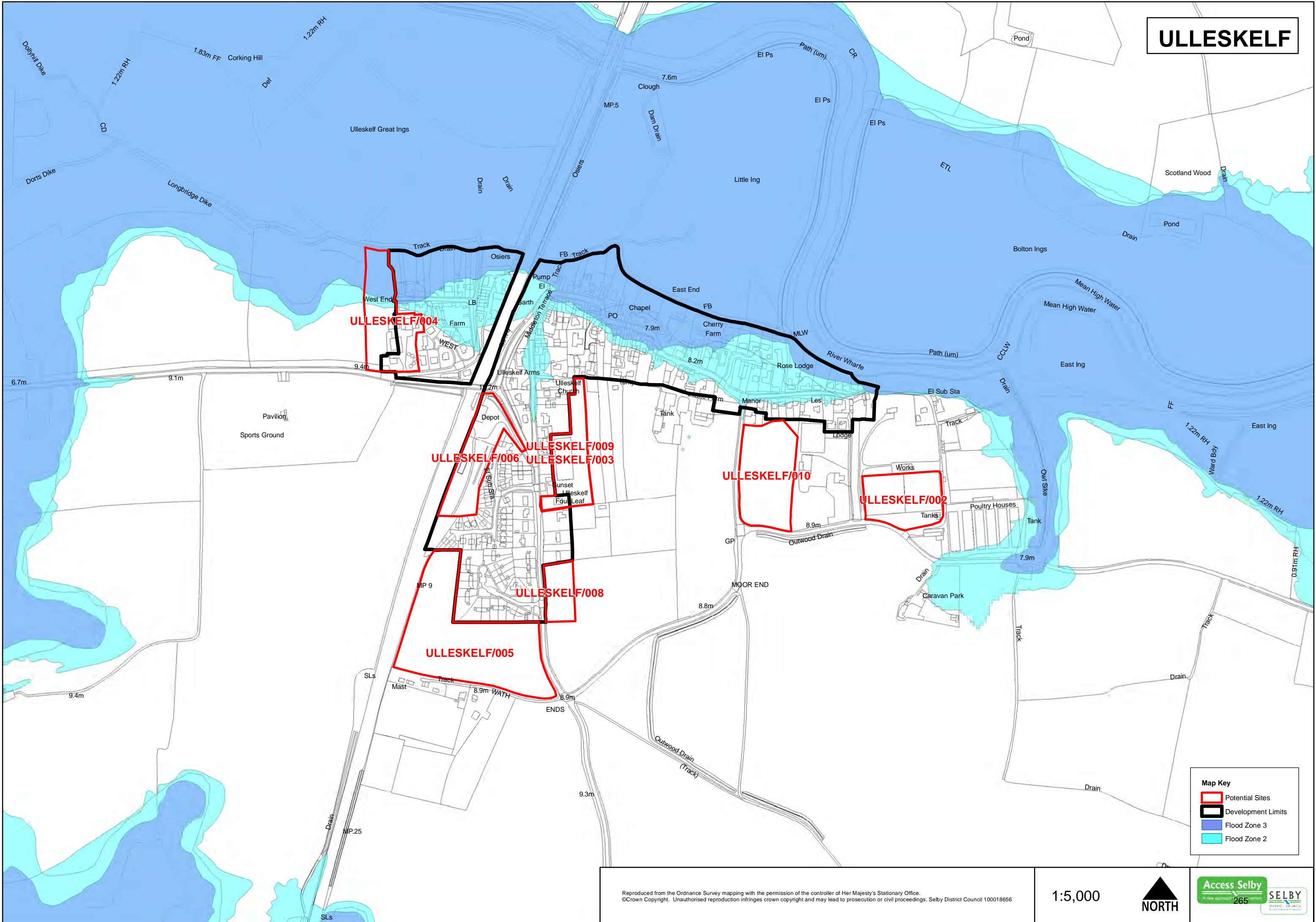


Ulleskelf

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
ULLESKELF/001	RAF Church Fenton, Church Fenton (Ulleskelf Parish)	Residential Employment - Retail Employment - Commercial Employment - Industrial Open Space / Community Use Leisure	181.8	5454
ULLESKELF/002	Land north of Boggart Lane, Ulleskelf	Residential Employment - Industrial Open Space / Community Use	0.97	29
ULLESKELF/003	Four Leaf Nurseries, Church Fenton Lane, Ulleskelf	Residential	0.9	27
ULLESKELF/004	Land at west End farm, Ulleskelf	Residential It is anticipated that the site will include service roads and other infrastructure to serve West End as encouraged by the County highways Open Space / Community Use	1.19	36
ULLESKELF/005	Land south of Barley Horn Road, Ulleskelf	Residential It is anticipated that the site will service roads and other infrastructure. Open Space / Community Use	2.83	85

ULLESKELF/006	Ulleskelf Station, Ulleskelf	Residential	0.98	29
ULLESKELF/007	RAF Church Fenton, Church Fenton (Ulleskelf Parish)	Residential	5.28	158
ULLESKELF/008	Land at Church Fenton Lane, Ulleskelf	Residential	0.42	13
ULLESKELF/009	Four Leaf Nurseries, Church Fenton Lane, Ulleskelf	Residential	0.9	27
ULLESKELF/010	Land east of Bell Lane, Ulleskelf	Residential	1.34	40

ULLESKELF



Map Key

- Potential Sites
- Development Limits
- Flood Zone 3
- Flood Zone 2

Elsewhere in the District

SLAA Ref	Site name	Uses promoted by land owner	Site Size (Ha)	Theoretical housing yield at 30dph
BARKSTON/001	Land at Sawyer Wells Farm, Saw Wells Lane, Barkston Ash	Residential	1.26	38
BARLOW/001	Land east of Mill Lane, Barlow	Residential	1.26	38
BARLOW/002	Land north of Park Road, Barlow	Residential	0.04	1
BARLOW/003	Land at Oak Tree Nursery, Mill Lane, Barlow	Residential	0.47	14
BEAL/001	Land north of Ings Lane, Beal	Residential	0.65	20
BEAL/002	Land east of Common Lane, Beal	Residential	0.62	19
BEAL/003	Land south of Manor Road, BEAL	Residential	1.64	49
BEAL/004	Land south of Beal Lane, Beal	Residential	0.38	11
BIGGIN/001	Land adjacent to Little Common Farm, Biggin Lane, Biggin	Residential	1.02	31
BILBROUGH/001	Land Adjacent to 3 The Old Stables, Moor Lane, Bilbrough	Residential	0.22	7

BIRKIN/001	Land north of Haddlesey Road, Birkin	Residential	0.84	25
BIRKIN/002	Land west of Main Street, Birkin	Residential	3.8	114
BOLTONPERCY/001	Land to the West of Marsh Lane, Bolton Percy	Residential	0.51	15
BOLTONPERCY/002	Land north of School Lane, Bolton Percy	Residential Leisure	1.07	32
BSALMON/001	Land at corner Beech Grove, Burton Salmon	Residential	0.02	1
BSALMON/002	Land at Beech Grove, Burton Salmon	Residential	0.03	1
BURN/001	Burn Grange Farm, Doncaster Road, Burn	Residential Employment - Retail Employment - Commercial	6.17	185
BURN/002	Land north of West Lane, Burn	Residential	2.84	85
BURN/003	Land south of West Lane, Burn	Residential	1.84	55
BURN/004	Land west of Main Street, Burn	Residential	0.29	9
CAMBLESFORTH/001	Land adjacent to Parkwood farm, Selby Road, Camblesforth	Residential	0.66	20
CAMBLESFORTH/002	Land at New Oak Farm, Cambelsforth	Residential	2.03	61

CAMBLESFORTH/003	Land north of Beech Grove, Cambelsforth	Residential Open Space / Community Use	9.3	279
CAMBLESFORTH/004	Land east of Millfield Drive, Cambelsforth	Residential	0.39	12
CAMBLESFORTH/005	Land south of Prospect Close, Cambelsforth	Residential	0.04	1
CAMBLESFORTH/006	Land at Oaklands Close, Cambelsforth	Residential	0.09	3
CHADDLESEY/001	Land south of Millfield, Chapel Haddlesey	Residential	1.1	33
CHADDLESEY/002	Land west of Millfield, CHapel Haddlesey	Residential	1.39	42
CHADDLESEY/003	Land east of Millfield Road, Chapel Haddlesey	Residential	0.21	6
CLIFFE/001	Land west of Broadlands, Hull Road, Lund (Cliffe)	Other	4.6	
CLIFFE/002	Land west of York Road, Cliffe	Residential	0.64	19
CLIFFE/003	Land at Bon Accord Farm, Cliffe	Residential Employment/Retail/ farm shop/ Employment - Commercial Employment - Industrial	0.64	19
CLIFFE/004	Land east of York Road, Cliffe	Residential Open Space / Community Use	2.87	86
CLIFFE/005	Land off Fenwick Lane, Cliffe	Residential	0.19	6

CLIFFE/006	Whitemoor Business Park, Cliffe Common, Cliffe	Employment - Commercial Employment - Industrial	27.05	
CLIFFE/007	Land south of Station Lane, Cliffe	Residential	0.43	13
CLIFFE/008	Land south of Turnham Lane, Cliffe	Residential	0.83	25
COLTON/001	Land north of Main Street, Colton	Residential	1.71	51
DRAX/001	Land south of Main Road, Drax	Residential	4.4	132
FAIRBURN/001	Land to rear of Renarta, Rawfield Lane, Fairburn	Residential	0.85	26
FAIRBURN/002	Land at First Pinfold Farm, Caudle Hill, Fairburn	Residential	0.37	11
FAIRBURN/003	Land at Beckfield Lane, Fairburn	Residential	0.03	1
FAIRBURN/004	Land north of Top House Farm Mews, Fairburn	Residential	2.35	71
FAIRBURN/005	Land west of Silver Street, Fairburn	Residential	0.8	24
FAIRBURN/006	Land west of the A1246, Fairburn	Open Space / Community Use Leisure	0.63	
FAIRBURN/007	Land adjacent Beech House, Silver Street, Fairburn		0.41	12
FAIRBURN/008	Land north of Top House Farm Mews, Fairburn		2.35	71

FAIRBURN/009	Land at Watergarth Quarry, Lunnsfield Lane, Fairburn		2.62	79
FAIRBURN/010	Land south of Rawfield Lane, Fairburn		1.1	33
GATEFORTH/001	Land south of Hillam Road, Gateforth	Residential	0.61	18
HCOURTNEY/001	Land at Royal Oak, Hirst Courtney	Residential	0.34	10
HENSALL/001	Land to North of Weeland Road, Hensall	Residential	0.97	29
HENSALL/002	A19 Caravan Storage Ltd, Hazel Old Lane, Hensall	Residential Open Space / Community Use	1.6	48
HENSALL/003	Land east of Heck Lane, Hensall	Residential	0.81	24
HENSALL/004	Land at Former Eggborough Water Works, Hensall		2.93	88
HENSALL/005	Land east of Church Lane, Hensall	Residential Employment - Retail	0.66	20
HENSALL/006	Land west of Springfield Farm, Weeland Road, Hensall	Employment - Commercial Employment - Industrial	9.27	0
HENSALL/007	Land north of Weeland Road, Hensall	Residential Employment - Retail Employment - Commercial Employment - Industrial Leisure	6.57	197

KELFIELD/001	Institute Field, Riccall Lane, Kelfield	Residential Employment - Industrial Mixed use - home/work development	1	30
KELLINGLEY/001	Land north of Weeland Road, Kellingley	Residential	1.12	34
KELLINGLEY/002	Kellingley Colliery, Weeland Road, Kellingley	Employment - Commercial Employment - Industrial Quasi-employment type uses including renewable energy and low carbon uses.	74.62	
KSMEATON/001	Land east of Rectory Court, Kirk Smeaton	Residential	0.37	11
KSMEATON/002	Land north of Went Bridge Road, Kirk Smeaton	Residential	1.35	41
KSMEATON/003	Land north of Water Lane, Little Smeaton	Residential	0.03	1
LONGDRAX/001	Drax Power Station, Drax	Energy generation and associated infrastructure. The White Rose CCS project is a proposal to develop a 450MW coal fired power station with full carbon	665.4	
LSMEATON/001	Land at College Farm, Little Smeaton	Residential	0.52	16
NEWTHORPE/001	Land at Hillcrest, Old Great North Road, Newthorpe	Other	0.55	
NEWTONKYME/001	Papyrus Works, Newton Kyme	Residential Employment - Commercial Open Space / Community Use	11.1	333

NEWTONKYME/002	Land south of Papyrus Villas, Newton Kyme	Residential	0.45	14
SAXTON/001	Land east of Milner Lane, Saxton	Residential	1.54	46
SDUFFIELD/001	Land adjacent to Willow Cottage, Mill Lane, South Duffield	Residential Open Space / Community Use Leisure	3.06	92
SDUFFIELD/002	Land north of Moor Lane, South Duffield	Residential	0.45	14
SDUFFIELD/003	Land South of Moor Lane, South Duffield	Residential	1.15	35
SKIPWITH/001	Land south of Holmes Way, Little Skipwith, Skipwith	Residential	0.04	1
SKIPWITH/002	Land north of Holmes Way, Little Skipwith, Skipwith	Residential	0.04	1
SKIPWITH/003	Land north of Main Street, Skipwith	Residential	0.57	17
SKIPWITH/004	Land south of Main Street, Skipwith	Residential	0.66	20
STILLINGFLEET/001	Land north of Escrick Road, Stillingfleet	Residential	0.22	7
STILLINGFLEET/002	Land south of The Green, Stillingfleet	Residential	0.52	16

STILLINGFLEET/003	Former Stillingfleet Mine, Cawood Road, Stillingfleet	Employment - Commercial Employment - Industrial Quasi-employment type uses including renewable energy and low carbon uses. Leisure	31.67	
STUTTON/001	Land north of Church Lane, Stutton	Residential	0.05	2
TOWTON/001	Land east of The Close, Towton	Residential Leisure Other	1.84	55
TOWTON/002	Land at Towton Hall, Towton	Residential	0.67	20
WHITLEY/011	Land to rear of George and Dragon, Whitley	Residential Employment - Retail Employment - Commercial Open Space / Community Use Leisure	11	330
WISTOW/001	Land to rear of Westcote, Station Road, Wistow	Residential	0.16	5
WISTOW/002	Plantation House / Plantation Garage, Cawood Road, Wistow	Residential	0.89	27
WISTOW/003	Land at Willowside, Cawood Road, Wistow	Residential	1.25	38
WISTOW/004	Land to rear of Oak Farm, Garmancarr Lane, Wistow	Residential Employment - Retail Open Space / Community Use Leisure	0.61	18

WISTOW/005	Land between Field Lane and Lordship Lane, Wistow	Residential Employment - Retail Employment - Commercial Employment - Industrial Open Space / Community Use Leisure	3.43	103
WISTOW/006	Land south of Long Lane, Wistow	Residential Leisure	6.39	192
WISTOW/007	Land north of Long Lane, Wistow	Residential Leisure	11.66	350
WISTOW/008	Land north of Windgate Hill Lane, Wistow	Residential Leisure	6.8	204
WISTOW/009	Former Wistow Mine, Long Lane, Wistow	Employment - Commercial Employment - Industrial Quasi-employment type uses including renewable energy and low carbon uses. Leisure	12.23	
WOMERSLEY/001	Park Farm & Rookery Farm, Womersley	Residential	1.31	39
WOMERSLEY/002	Land at Manor Farm, Womersley	Residential Employment - Industrial	1.41	42
WOMERSLEY/003	Land at Station Road, Womersley		0.14	4



Selby District Council Sites and Policies Local Plan (SAPP) Initial Consultation

Sustainability Appraisal Report

September 2014

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Selby District Council Sites and Policies Local Plan (SAPP) Initial Consultation

Sustainability Appraisal Report

Client Name: Selby District Council
Document Reference: E5072-104-1.1.5-JCB
Project Number: E5072

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008 and BS EN ISO 14001: 2004)

Issue	Date	Prepared by	Checked by	Approved by
First	September 2014	Joanna Bagley Associate Director	Emily Low Technical Director	Emily Low Technical Director

Our Markets



Property & Buildings



Transport & Infrastructure



Energy & Utilities



Environment

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Non-Technical Summary

Following adoption of the Selby District Core Strategy in 2013, Selby District Council (SDC) are now considering their Sites and Policies Plan (SAPP). This document will set out site specific policies and proposals (known as Site Allocations) and Development Management Policies to deliver the aims and objectives and strategic policies already established in the Core Strategy. The SAPP is currently at a very early stage of preparation and a consultation document has been prepared to enable consultees to comment on what should be considered as part of the SAPP. The results of the consultation will be used to inform the preparation of the SAPP. Once adopted, the SAPP will form part of the SDC Local Plan.

Local Planning Authorities are required by law to undertake a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of their Local Plans to ensure that any significant social, economic or environmental effects are identified, assessed, mitigated, communicated and monitored, and that opportunities for public involvement in the process are provided. It is possible to satisfy the requirements of both pieces of legislation through a single appraisal process and this will be adopted in the appraisal of the SAPP. From here on, the term 'SA' is used to represent the integrated SA / SEA process.

The methodology for the SA undertaken of the Core Strategy will be very similar to the SA of the SAPP. However, due to the time that has elapsed since preparation of the Core Strategy began, the SA Objectives, against which the SAPP will be assessed have been reviewed. This review was undertaken on the basis of relevant planning policy and updated baseline data. Whilst there have been significant changes to planning policy, particularly at national level, and more up to date baseline data is available the key sustainability issues for Selby District remain the same as previously identified. Therefore, no changes to the SA Objectives were considered to be required. The SA Objectives against which the SAPP will be appraised are set out below.

The SA Framework for the SAPP

	Economic	Social	Environmental
SA Objectives	1. Good quality employment opportunities available to all	3. Education and training opportunities to build skills and capacities	10. A transport network which maximises access whilst minimising detrimental effect
	2. Conditions which enable business success, economic growth and investment	4. Conditions and services to engender good health	11. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development
		5. Safety and security for people and property	12. Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings
		6. Vibrant communities to participate in decision-making	13. A bio-diverse and attractive natural environment
		7. Culture, leisure and recreation activities available to all	14. Minimal pollution levels
		8. Quality housing available to everyone	15. Reduce greenhouse gas emissions and a managed response to the effects of climate change

	Economic	Social	Environmental
		9. Local needs met locally	16. Reduce the risk of flooding to people and property
			17. Prudent and efficient use of resources

As the SAPP is at such an early stage of preparation, there are no policies which to appraise. As the SAPP is developed, the draft policies and proposed site allocations will be appraised using the above SA Framework and feedback provided to enable the Site Allocations and Development Management Policies to be refined. At this initial stage, the objectives of the SAPP and questions asked throughout the SAPP Consultation Document have been reviewed against the SA Framework and commentary provided on whether there are any key issues to address. With regard to the SAPP Objectives, the compatibility between these and the SA Objectives is unclear – this is because of the current early stage of the SAPP and therefore the uncertainty over how the SAPP objectives, for example, allocation of sites for housing, will impact upon the Sustainability Objectives. With regard to the questions asked throughout the SAPP, a number of potential sustainability issues were identified and these will reviewed as the SAPP evolves.

This SA Report is issued for consultation alongside the SAPP. If you have any comments on the SA Framework or issues raised within this report, comments must be made in an email or in writing and must be received by 5pm on 19 January 2015 if they are to be considered. Comments should be sent to:

**Policy and Strategy Team
Selby District Council
Civic Centre
Doncaster Road
Selby
North Yorkshire
YO8 9FT
ldf@selby.gov.uk**

All comments must be made in an email or in writing if they are to be considered. Your comments and some personal identifying details will be published in a public register and cannot be treated confidentially. Where practical, personal identifiers may be redacted, but Selby District Council cannot guarantee that all identifiers will be removed prior to publication of consultation records.

1. Introduction

Following adoption of the Selby District Core Strategy in 2013, Selby District Council (SDC) are now considering their Sites and Policies Plan (SAPP). This document will set out site specific policies and proposals (known as Site Allocations) and Development Management Policies (DMP) to deliver the aims, objectives and strategic policies already established in the Core Strategy. The SAPP is currently at a very early stage of preparation and a consultation document has been prepared to enable consultees to comment on what should be considered as part of the SAPP. The results of the consultation will be used to inform the preparation of the SAPP. Once adopted, the SAPP will form part of the SDC Local Plan.

Under the Planning and Compulsory Purchase Act¹, Local Planning Authorities must subject their Local Plan to Sustainability Appraisal (SA). SA is a process by which plans under preparation can be assessed to determine their sustainability implications through the appraisal against environmental, social and economic objectives. The aim is to ensure that sustainability issues are integrated into the decision making process.

The Environmental Assessment of Plans and Programmes Regulations 2004² (the 'SEA Regulations') requires strategic environmental assessment of a wide range of plans and programmes, including Local Development Documents, if they may give rise to significant environmental effects. SEA is a process to ensure that any significant environmental effects are identified, assessed, mitigated, communicated to decision-makers, and monitored, and that opportunities for public involvement in the process are provided.

SEA and SA are very closely linked. SA aims to integrate sustainability issues into decision making by appraising the plan or strategy using environmental, social and economic objectives. SEA also aims to facilitate sustainable development but its emphasis is on integrating environmental considerations into decision making, through a thorough analysis of environmental issues. Although the requirement to carry out both an SA and SEA is mandatory, it is possible to satisfy the requirements of both pieces of legislation through a single appraisal process.

A SA/SEA was carried out of the SDC Core Strategy (available on this web link http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=2395). This report documents the first step of the SA/SEA process (here after referred to as SA only) relating to the SAPP; that is how the SAPP will be appraised. The SA Framework of the SAPP will draw upon that of the Core Strategy however, it has been reviewed on the basis of updated planning policy and guidance and baseline data to ensure that it remains up to date, relevant and proportionate to the SA of the SAPP.

The objectives of the SAPP and questions asked throughout the SAPP Consultation Document have been reviewed against the SA Framework and commentary provided in this report on whether there are any key issues that require consideration as the SAPP is developed.

As the SAPP is at such an early stage of preparation, there are no specific policies which to appraise. In relation to the allocation of sites, all the sites submitted to SDC in the 'Call for Sites' have been included in the SAPP Initial Consultation. These sites, plus any others that may come forward during the SAPP Initial Consultation will then be subject to an 'initial screen' by Selby District Council to identify the suitability of the sites. This initial screen will include an assessment against key environmental and sustainability criteria. Following this initial screen, potential sites will be appraised against the SA Framework to inform the process.

¹ HMSO (2004) Planning and Compulsory Purchase Act

² HMSO (2004) Statutory Instruments 2004 No. 1633, The Environmental Assessment of Plans and Programmes Regulations 2004.

This SA Report has been undertaken by Waterman Energy, Environment & Design (hereafter referred to as Waterman) on behalf of SDC. The report is structured as follows:

- **Section 1** Introduction
- **Section 2** Scoping the SA
Describes the how the SA Framework used in the assessment of the Core Strategy has been refined and updated such that it is applicable to the SAPP.
- **Section 3** Testing the Scope of the Sites and Policies Plan
Tests whether the SAPP Objectives are compatible with the SA Objectives and reviews the questions raised in the SAPP Consultation Document to identify any potential sustainability issues for consideration as the SAPP develops.
- **Section 4** Next Steps
Sets out the next steps in the appraisal of the SAPP.
- **Section 5** Consultation
Discusses the consultation process and how you can comment.
- **Appendices**

2. Scoping the SA

2.1 Methodology

A SA Scoping Report was prepared for the SA of the Core Strategy in 2005. Given the time that has elapsed since preparation of the Scoping Report for the Core Strategy, this report has reviewed the relevant strategies, plans and programmes to identify if there are any new issues that should be considered as part of the SA of the SAPP. Baseline data has also been updated, where necessary.

2.2 Review of Relevant Strategies, Plans and Programmes

The Local Plan may be influenced in various ways by other plans and programmes and by external sustainability objectives, such as those laid down in policies or legislation. National, regional and local policies, plans, programmes, and strategy documents were reviewed as part of the 2005 SA Scoping Study to determine the objectives and targets relevant to the Core Strategy, and to identify synergies or inconsistencies between these and the Core Strategy objectives. Since this time, there have been significant changes to National, Regional and Local policy. The review of strategy, plans and programmes has therefore been updated and is presented in Appendix A.

2.3 Baseline Characterisation

The SEA Directive requires a description of the baseline environment. An extensive search for baseline information was undertaken as part of the 2005 SA Scoping study using a range of sources, including web based databases and publications, personal communications, published reports and stored information. Given the time that has elapsed since this initial review, the baseline data has been reviewed and updated as part of this SA Report. The baseline data presented is based on sources available at the time of publication.

The full review of baseline data is provided in Appendix B. The information is representative of the current situation in the District, including, where possible, any trends, and key sustainability issues. It is important to note that baseline data is drawn from both quantitative sources, where known, and also qualitative data to provide a comprehensive baseline characterisation. The key sustainability issues identified as part of this baseline review are summarised below.

2.3.1 Limitations and Outstanding Data

The collection of data for an SA is an on-going and potentially indefinite exercise. The baseline data collected at this stage is considered sufficient to determine the sustainability issues faced by Selby District. This data will be updated, where appropriate, as the production of the Local Plan continues.

Where possible, trends in baseline conditions have been described, however trends were not available in all cases due to lack of available data. In many cases studies are not repeated, and consequently provide only 'snapshot' information. Additionally, the date of data varies meaning that some baseline data is more up to date than others.

Any further baseline data gathered during the course of the consultation period will be considered, as appropriate.

2.4 Key Sustainability Issues

Key sustainability issues for the District have been identified following a review of the planning policy documentation and baseline information and are described below.

3.3.1 Economic

Agriculture, power generation and mining have featured strongly in the employment structure of the District in the recent past compared with proportions nationally. However, employment in agriculture has been steadily declining, although it remains important in spatial terms, and the closure of the Selby coalfield in 2004 significantly reduced mining employment opportunities. The economy of the District remains varied, although with two major coal-fired power stations at Drax and Eggborough, the energy sector is especially prominent and this is expected to continue in the light of national policy statements. .

Selby is the main urban employment centre but there is also significant employment at Sherburn-in-Elmet and, to a lesser degree, Tadcaster. Unemployment is generally lower than regional and national averages. However, a very high proportion of economically active residents, approximately 58% in 2008, now work outside the District. Consequently, there is a need to address the range of employment opportunities available locally.

Based on the 2007 Employment Land Study (refreshed in 2010), Over 29.4% of the total existing allocated employment land supply is found to be 'high constrained' (where there are serious issues related to the development of the site) and a significant proportion is found to be 'medium constrained'. Importantly, only 3.5% of sites are currently allocated in the district are 'low constrained'. All of the low constrained sites are located in Selby Town.

The decline in agriculture has contributed to the weakening of the rural economy of the District and there is a recognised need for diversification of the sector. However, the conflict caused by the need to reinvest in employment infrastructure whilst ensuring the protection of the countryside from new development should be recognised, and a balance between the economy and the environment sought.

Tourism is seen as a small but important economic contributor to the District's economy and future development should not compromise the historic, cultural and natural resources of the District, on which it depends. There is also a need to improve tourism facilities across the District.

3.3.2 Social

In terms of population, Selby has significantly more 35-59 year olds and significantly fewer 15-29 year olds than the national average. Based on the 2011 Census, the population of the District has risen by 9% since 2001 and the Regional Econometric Model indicates that the population of the District is due to increase by 20% (or by 16,048 people) up to 2026 from 2008 levels.

Of all Selby residents of a working age, 76% consider themselves economically active.

The District is ranked 236th least-deprived out of 354 local authorities, according to the 2010 English Indices of Multiple Deprivation. Selby District is ranked 287st on the income measure and 268th on the employment measure. Selby North ward is in the bottom 10% most deprived areas, a worsening since 2009 when it was in the 15% most deprived.

In year ending April 2013, police crime statistics showed that there were 38 notifiable crimes per 1,000 people. This is the third highest in North Yorkshire, behind York and Scarborough but is below average for similar districts in the Country.

Housing in the District is in fairly high demand and is exacerbated by the rising population and easy commute to major employment centres such as Leeds and York. Across Selby District as a whole, demand outstrips supply for all property types. The lack of affordable private housing in the District, particularly for first-time buyers, is a significant problem. The 2009 Strategic Housing Market Assessment has shown that across Selby, there is an annual net shortfall of 378 and a gross shortfall of 409 affordable dwellings. This compares with a net affordable housing requirement of 294 each year identified in the 2005 SDC Housing Needs Assessment. Future development will need to ensure an adequate quantity, range and mix of housing to meet the needs of the population of the District.

The level of service access and availability varies considerably throughout the District with many rural parts experiencing poor public transport provision. 39% of rural residents said they had difficulty accessing cultural and recreational facilities and 31% had difficulty getting to hospital. Future development will need to improve access to employment, key services, and leisure facilities, particularly in rural parts of the District and to enhance public transport provision.

School rolls indicate that, whilst there is capacity when considering the District as a whole, many schools within Selby District are operating near to or above their current capacity. Increased demand for school places arising from further development will need to be identified at an early stage and appropriate educational provision and investment assessed as part of the planning process.

The District Council's 2006 survey of recreational open space revealed that the general level of provision falls below the standard recommended by the National Playing Fields Association (NPFA) of 2.4 hectares (6 acres) per 1,000 population. There are also considerable variations in the amount and distribution of recreational open space across the District. The most significant deficiencies were found at Brayton, Byram cum Sutton, Carlton and Whitley, and the need for improvement of open space was identified in the market towns of Selby, Sherburn-in-Elmet and Tadcaster. The shortage of recreational open space in the District will need to be addressed by retaining the existing resource and through the allocation of additional land for this purpose.

3.3.3 Environmental

Extensive series of flood meadows, pastures and wet woodlands in the lower Derwent Valley are acknowledged for their international importance as wetland and waterfowl habitats and there is a RAMSAR site at the River Derwent. In addition, the River Derwent, Derwent Valley and Skipwith Common have international status. There are also 14 Sites of Special Scientific Interest (SSSIs) in the District. Barlow Common is a Statutory Local Nature Reserve. Future development should seek to maximise every opportunity to protect and enhance the biodiversity of the District.

The majority of the District is rural in nature. However, growing pressure from inward migration and the growth of towns and villages has been recognised as a major issue. There is also potential for conflict between preserving and enhancing the District's historic environmental assets, whilst accommodating its requirements for development. Future development should continue to protect and enhance the landscape, townscape (including urban fringes), rural and historic character of the District without compromising its economic, social and environmental sustainability.

Selby District is self-sufficient in water supply and exports water to a wide area in North Yorkshire. However, there is historical and contemporary concern that over-abstraction from the Sherwood Sandstone Aquifer may be occurring, threatening local wetland habitats. This issue is presently regulated by the Environment Agency within the Humber Region Management Scheme, with the entire District covered by a Catchment Abstraction Management Strategy (CAMS). Yorkshire Water has however, confirmed that water supply should not represent a constraint to future development within the District.

The River Ouse is a major corridor and migration route linking the Humber with the rivers higher up the catchment. Its integrity should not be compromised.

The Level 1 Strategic Flood Risk Assessment (SFRA) for the District was published in November 2007 and identified that 64.4% of the District is located within Flood Zone 1 (low risk of flooding), 8.7% is located within Flood Zone 2 (medium risk), 2.4% is located within Flood Zone 3a (high risk) and 22.5% is located within Flood Zone 3b (high risk). This identified risk has the potential to act as a major constraint to development. As a significant number of potential development sites in Selby fall within higher flood risk areas, the process of identifying land to satisfy development aspirations has been subject to a process of sequential testing. This seeks to promote development in those areas identified as having a lower risk of

flooding wherever possible. The Level 2 SFRA was completed in February 2010. The Level 2 SFRA will be refreshed as part of the evidence base preparation for the SAPP.

Climate change is an issue that is highly likely to have a significant impact on Selby, through increased rainfall resulting in more severe and frequent flooding events. Increased rainfall may have a positive effect on the District as it may recharge the aquifers. Climate change will need to be addressed through the SAPP policies. Both the cause of climate change and the management of its effects will need consideration.

Based on data from the York and North Yorkshire Waste Partnership, recycling rates in Selby for 2012/2013 stood at 42%, showing an improvement of 5.4% from 2009. A Municipal Waste Management Strategy for the City of York & North Yorkshire was introduced in 2006 to provide the strategic vision for managing wastes and improving resource recovery in York and North Yorkshire to 2026.

Whilst the District enjoys good access to the national motorway network, some traffic congestion remains in Selby town at peak times, although this has improved considerably since the opening of the Selby bypass in 2004. However, Tadcaster still suffers from heavy commercial vehicles within the town centre, due to the limited access to the bypass at the A162 interchange. Transport demand in both of these areas is likely to increase, in line with general traffic growth and the likely future housing growth in the settlements. A variety of bus companies operate within the District, providing access to market towns, and to larger settlements beyond the District boundary. However, in places the service provision is limited. Future development will need to improve public transport facilities and provision, and locate new development close to existing centres to encourage walking, cycling and the use of public transport. Development strategy can have an influence on reducing the need for lengthy journeys by car e.g. commuting to surrounding towns and cities by increasing access to facilities within the District.

2.5 SA Framework

Although there have been changes to both baseline data and strategies, plans and programmes relevant to Selby District, the key sustainability issues for the District are considered to remain the same as those identified in 2005. Therefore, the Sustainability Objectives identified in the Core Strategy Scoping Report are considered suitable to appraise the SAPP. However, the Sub-Objectives have been reduced and in some cases, revised, to ensure that they are relevant to the SAPP and that the level of work used to assess the Site Allocations in particular, is proportionate.

Table 2 below identifies the Key Objectives/Sub-Objectives to be used within the SA of the SAPP. Some of the Sub-Objectives will only be relevant to the Land Allocations (including Housing Allocations, Employment Land Allocations, Green Belt Review, Strategic Countryside Gap review and/or Development Limits review) whilst others will only be relevant to the DMP. Given that, at this stage, the DMP and details of the Site Allocations are not known, the relevance of the Sub-Objectives will need to be reviewed as the SAPP develops.

Table C1 in Appendix C provides further information on the process for refining the SA Objectives and Sub-Objectives and which sub objectives are currently considered likely to be relevant to the Land Allocations and which are likely to be relevant to the DMP.

Table 1: Key Objectives/Sub-Objectives to be used in the SA of the SAPP

Key Objectives/Sub-Objectives	
ECONOMIC	
1.	Good quality employment opportunities available to all
1.1	Will it provide employment opportunities that match and enhance the needs and skills of the local workforce?

Key Objectives/Sub-Objectives	
1.2	Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?
2	Conditions which enable business success, economic growth and investment
2.2	Will it encourage rural diversification?
2.10	Will it encourage the growth of the tourism sector, including green tourism businesses and initiatives?
SOCIAL	
3	Education and training opportunities to build skills and capacities
3.1	Will it ensure an adequate number of school places within the District?
4	Conditions and services to engender good health
4.1	Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?
5	Safety and security for people and property
5.1	Will it reduce crime through design measures?
5.4	Will it reduce the causes of accidents (including measures to reduce road accidents such as speed restrictions and traffic calming)?
6	Vibrant communities to participate in decision-making
6.7	Will it improve and increase community facilities?
7	Culture, leisure and recreation activities available to all?
7.1	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?
7.5	Will it preserve, promote and enhance local culture and heritage?
7.7	Will it improve and extend the Public Rights of Way (PRoW) and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?
7.8	Will it address the shortfall in recreational open space in the District?
8	Quality housing available to everyone
8.1	Will it provide appropriate housing for local needs?
9	Local needs met locally
9.4	Will it support the vibrancy of town and village centres?
ENVIRONMENTAL	
10	A transport network which maximises access whilst minimising detrimental impacts
10.1	Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. by locating employment, health care, education and other amenities in close proximity to residents and improving public transport)?
10.5	Will it make the transport/ environment attractive to non-car users (e.g. pedestrians and cyclists)?
10.7	Will it encourage employers to develop green travel plans for staff travel to/from work and at work?
11	A quality built environment and efficient land use patterns that make good use of previously developed sites
	Will it ensure new development is well designed and appropriate to its setting?
11.9	Will it encourage the development of Previously Developed Land?
11.10	Will it increase use of sustainable design and sustainable building materials in construction?

Key Objectives/Sub-Objectives	
12	Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings
12.1	Will it preserve or enhance the character, appearance or setting of Conservation Areas?
12.2	Will it preserve or, where appropriate, enhance the special character or appearance of Listed Buildings and structures or their settings?
12.3	Will it preserve or enhance the character, appearance or setting of Historic Parks and Gardens?
12.4	Will it preserve or enhance archaeological sites and their settings?
12.5	Will it protect and/ or enhance the character, appearance or setting of the Registered Battlefield or prejudice the potential for its interpretation?
12.6	Will it conserve and manage locally important buildings and townscapes?
12.7	Will it conserve and manage distinctive historic landscapes?
13	A bio-diverse and attractive natural environment
13.1	Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?
13.2	Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?
13.3	Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?
14.	Minimal pollution levels
14.1	Will it clean up contaminated land to the appropriate standard?
14.2	Will it reduce the potential for air pollution or control the impact of existing air pollution on the occupiers of new developments?
14.3	Will it reduce the potential for water pollution or control the impact of existing water pollution on the occupiers of new developments?
14.4	Will it reduce the potential for noise pollution or control the impact of existing noise pollution on the occupiers of new developments?
14.5	Will it reduce the potential for light pollution or control the impact of existing light pollution on the occupiers of new developments?
15	Reduce greenhouse gas emissions and a managed response to the effects of climate change
15.6	Will it plan and implement adaptation measures for the likely effects of climate change?
15.7	Will it increase the amount of energy from renewable sources that is generated and consumed in the District?
16	Reduce the risk of flooding to people and property
16.1	Will it reduce risk from flooding?
16.2	Will it direct development away from flood risk areas?
16.3	Will it prevent inappropriate development in flood zones?
16.4	Will it increase the use of sustainable urban drainage (which reduces run-off and improves water quality)?
17	Prudent and efficient use of resources
17.1	Will it increase efficiency in water, energy and raw material use?
17.3	Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield sites)?
17.4	Will it increase prevention, reuse, recovery and recycling of waste?

Key Objectives/Sub-Objectives

- 17.6 Will it reduce use of non-renewable resources?
 - 17.7 Will it ensure that new development exists within the constraints of the District's water resource?
-

3. Testing the SAPP Objectives and Consultation Questions

3.1 Testing the SAPP Objectives

The SAPP Objectives outline the purpose and intended scope of the SAPP. It is important that the objectives of the SAPP are in line with sustainability principles and it is for this reason that they are tested against the SA Framework. The aims and objectives of the SAPP, as set out within the consultation paper are:

SAPP Objectives

1. To deliver new development sites (allocations) for housing and employment needs and other uses (for example town centre uses and travellers).
2. To translate strategy into place-specific policies and proposals to promote growth and to protect assets.
3. To set up to date Green Belt Boundaries to endure beyond the life of the SAPP and designate Safeguarded Land.
4. To set new area-based policies and boundaries (such as Development Limits, Town Centre Boundaries) if found to be needed.
5. To provide detailed policies/designations on specific topics (such as climate change and renewable energy, Rural Affordable Housing Exceptions Sites and Travellers) where appropriate.
6. To set criteria based policies where necessary in order to avoid an overly-detailed plan or too many policies with little relevance.

The results of the appraisal are presented in Table 2, below. This shows that as a result of the SAPP being at a very early stage of preparation, the compatibility between the SA Objectives and the SAPP Objectives is mainly very unclear. For example, the effect of the allocations for housing and employment needs on the SA Objectives relating to heritage assets, cannot be determined until the location of the sites is known. The only areas where the Objectives are compatible is where the SAPP objectives aim to allocate sites which will result in an increase in housing, employment and CLR activities. There are no SA Objectives which would not be met by the scope of the SAPP in conjunction with the Core Strategy. However, an additional objective could be included to show that the site selection procedure will include consideration of sustainability objectives.

Table 2: Appraisal of the SAPP Objectives

OBJ	SAPP1	SAPP 2	SAPP 3	SAPP 4	SAPP 5	SAPP 6
SA1	✓	✓	-	-	-	-
SA2	✓	✓	-	-	-	-
SA3	?	-	-	-	-	?
SA4	?	-	-	-	-	?
SA5	-	-	-	-	-	?
SA6	?	-	-	-	-	?
SA7	✓	✓	-	-	?	?
SA8	✓	?	-	?	-	?
SA9	?	?	-	?	?	?
SA10	?	-	-	-	?	?
SA11	?	?	-	-	?	?
SA12	?	?	?	?	?	?
SA13	?	?	?	?	?	?
SA14	?	?	-	?	?	?
SA15	?	-	-	-	?	?
SA16	?	-	-	-	?	?
SA17	?	-	?	-	?	?

KEY	
✓	Objectives are compatible
?	Compatibility is unclear and may depend on how the objective is implemented
X	Objectives are incompatible
-	No obvious relation between the objectives

3.2 Key Sustainability Issues Associated With the SAPP Consultation Questions

The SAPP sets out a series of questions for comment. In order to feed into this plan making process, Table 3 below sets out the potential sustainability implications of the SAPP questions have and discusses what should be considered during the development of the SAPP. .

Table 3: Key Sustainability Issues Associated with the SAPP Issues and Options Questions

SAPP Question	Key Sustainability Consideration
1 Please refer to the Sustainability Appraisal report. Please let us have your comments on the objectives and approach. Please refer to the Habitat Regulations Assessment report. Do you have any comments on the screening framework?	Not applicable.
3. Please let us have your comments on the Duty to Cooperate Statement.	N/A
4. Please refer to the SAPP Engagement Plan. Please let us have your comments on the planned approach to ensuring the plan is positively prepared.	Consultation on the SA is a key component of the SA process. This would be achieved through the proposed consultation on this SA Report and subsequent reports prepared to accompany the subsequent consultation versions of the SAPP.
5 Are the SAPP Objectives the right objectives and are there any others which should be included?	As set out in the assessment in Section 3.1, none of the objectives are incompatible with those of the SA. However, in most cases the compatibility is unclear due to the early stage of the SAPP development. It is considered that all of the SA Objectives may be covered by the SAPP, depending upon the policies eventually determined. The interaction between the SAPP and the Core Strategy is also a key issue. Many of the SA Objectives have already been addressed through the Core Strategy and given that both documents will form the Local Plan, there is no need to replicate policies in the SAPP if they are already covered in the Core Strategy.
6 Are the SAPP topics the right topics? Is this a comprehensive list? Which ones are most important and which ones are less relevant?	The provision of education and healthcare facilities are not explicitly covered by the SAPP. However, the requirement for Infrastructure improvements has been identified through the IDP. Other issues that are not explicitly covered in the topic areas relevant to the SA, are pedestrian routes, sustainable construction and resource efficiency, management of pollution, SSSIs and European designated sites of nature conservation importance. There is also the potential to include ecological networks. In many cases, these issues are dealt with by the Core Strategy (through policies SP15, 16 and 19). However, additional supplementary policies may be provided by the SAPP.
Do you agree with the proposed approach to the base date for the SAPP?	The proposed approach does not alter the minimum requirement of homes identified in the Core Strategy and tested as part of the SA of the Core Strategy. The proposed approach is therefore not considered to affect the SA.

SAPP Question	Key Sustainability Consideration
<p>7 Should the SAPP over-allocate to allow for any non-delivery on the allocations? By what method and by how much?</p>	<p>The SAPP Consultation Document has already identified that future development beyond the plan period must be considered (in line with the NPPF). Should it be decided to over allocate sites, this would assist in delivery of housing. In addition, these sites would be assessed individually and cumulatively in the same way as all the site allocations in order to determine the sustainability issues associated with them.</p>
<p>8 Is a simple percentage growth across all Designated Service Villages (DSVs) a good starting point for deciding the split between the DSVs? Bearing in mind issues such as land availability, flood risk and other technical constraints (e.g. highways capacity and access) what particular criteria ought to be taken into account in assessing the final target for villages?</p>	<p>Both the initial site screen and the subsequent appraisal against the SA Framework may identify constraints on certain potential sites meaning that they are less viable for development. It is therefore considered that the potential for the DSVs to accommodate growth should also be considered in the target. All potential preferred sites (following the initial screening) would be assessed individually and cumulatively in order to determine the sustainability issues associated with them.</p>
<p>9 How should the Council compare potential sites within each settlement? That is, what specific factors/tests should be incorporated into the site selection criteria / methodology / assessment? What minimum site size should be the threshold for allocations (previously 0.4hectares – around 12 houses has been a benchmark)? Should the SAPP leave sites inside the Development Limits to windfall and only allocate urban extensions?</p>	<p>The SA Framework for assessment of the sites with regard to the SA are set out in Section 2.5. There is no guidance on the size of sites that should be considered in the SA. However, there are thresholds provided in other pieces of legislation for example Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations, 2011, requires EIA to be considered for urban development projects over 0.5 hectares. The Town and Country Planning (Development Management Procedure) (England) Order, 2010 also refers to major sites as those where residential development comprises 10 or more houses or a site of greater than 0.5ha, or non-residential development of 1000sqm or greater or development on 1ha or more. This could be used as a guidance for thresholds. There is also potential to consider different thresholds depending upon the distance of the site(s) from sensitive areas. It is considered that, in the interests of appropriately assessing the sustainability implications of the potential site allocations, all sites falling above the agreed threshold limits should be allocated, whether or not they are within the Development Limits or not.</p>
<p>10 How should the SAPP seek to allocate sites in such a way as to secure delivery over the whole plan period? In Tadcaster, three phases are proposed. Phase 1 and the contingency Phase 2 are to be in Tadcaster. How ought the SAPP determine where contingency Phase 3 should be located? Is there opportunity to have contingency sites in case others are not delivered elsewhere in the District? How might the contingency sites release be managed?</p>	<p>The method by which contingency sites are identified and released should be carefully considered against the SA Objectives. The SAPP Consultation Document has already identified that future development beyond the plan period must be considered (in line with the NPPF). However, certain sites may be more constrained than others. All potential preferred sites (following the initial screening) would be assessed individually and cumulatively in order to determine the sustainability issues associated with them.</p>

SAPP Question	Key Sustainability Consideration
<p>11 Should the SAPP seek to allocate rural exception sites for 100% affordable, or mixed market and affordable, or both?</p>	<p>Whilst the provision of rural exception sites would respond to the need for housing to meet local needs (SA Objective 8) and Local Needs Met Locally (SA Objective 9), there is already a mechanism in place for development of such sites through Core Strategy Policy SP10.</p> <p>All potential preferred sites (following the initial screening) would be assessed individually and cumulatively in order to determine the sustainability issues associated with them.</p>
<p>12 Where an application comprises a mixed market/affordable cross subsidy scheme, is a detailed development management policy needed to set out the criteria used to assess the scheme? This could allow an assessment of viability and the consideration of the inclusion of market housing on Rural Exceptions sites on a site-by-site basis at application stage. This is where a 'no more than X%' policy could be developed?</p>	<p>A DMP setting out the criteria for mixed market cross subsidy schemes may respond to the need for housing to meet local needs (SA Objective 8) and Local Needs Met Locally (SA Objective 9). However, there is already a mechanism in place for development of such sites through Core Strategy Policy SP10. It is nevertheless considered that, in order to respond to SA Objective 8, the affordable housing within a mixed market/affordable housing rural exception site, should make up the majority of the site allocation.</p>
<p>13 Should the SAPP articulate the local connection eligibility criteria for occupation of the local needs affordable homes on Rural Exception sites?</p>	<p>It is considered that such a policy may ensure that Local Needs are Met Locally and that Appropriate Housing is provided for local needs (SA Objective 8).</p>
<p>14 Are there other factors that should be considered to further refine the criteria for broad locations for growth [of Traveller sites]?</p>	<p>The recommendations have been reviewed against the SA Framework. It is considered that the ability of the roads to accommodate additional, potentially wide vehicles may also help refine the broad locations for growth. The effect on built heritage and historic landscape could also be considered.</p>
<p>15 Should the Council develop a more detailed local policy that sets out more specifically the criteria when determining planning applications [for Traveller Need Sites]? What should be in it?</p>	<p>In relation to locational issues, the Traveller Need Assessment is considered to have covered the key issues identified in the SA Framework. Whilst locational issues are considered, the criteria do not cover the SA Sub-objectives relating to reducing crime through design measures (Sub-Objective 5.1), provision of community and/or CLR facilities (Sub-Objective 7.1), quality of design in relation to local culture and heritage (SA Objective 11), sustainable design and construction (Sub-Objective 11.10), green infrastructure (Sub-Objective 7.7), pollution (SA Objective 14), and resource use (SA Objective 17). However, these issues should be covered by other policies in the Core Strategy and/or SAPP.</p>
<p>16 Have you any comments on the sites that have been promoted for Traveller development? Do you know of other land available for potential Traveller use?</p>	<p>The Site Allocations including the Traveller Sites will be assessed against the SA Framework set out in Section 2.5 during 2014/2015. This will determine whether certain sites would be more sustainable than others.</p>
<p>18 What approach should be taken on the existing Established Employment Areas as defined in the Selby District Local Plan 2005? Is there a need for a detailed policy to apply to the Established Employment Areas?</p>	<p>Mixed use allocations would be compatible with a greater number of SA Objectives. However, a supply of employment land needs to be maintained to ensure that employment opportunities are available.</p> <p>It is considered that a policy covering the type of development that would be acceptable in the established employment areas could be helpful in achieving SA Sub-Objectives 1.1 and 1.2.</p>

SAPP Question	Key Sustainability Consideration
<p>19 In the Selby District Local Plan, all Employment Allocations were considered suitable for all types of employment use (B1, B2 and B8). However in the light of the different roles of each of the towns, should the SAPP consider a different approach, for example being more specific about the types of employment uses on particular sites?</p>	<p>Allocating growth in line with key sectors for each area would help to respond to SA Sub-objective 1.1 (providing employment opportunities that match and enhance the skills of the local workforce) and also may encourage investment and business development (SA Sub-objective 2.5). There may also be instances where certain types of employment use are not suitable for an allocation due to its proximity to a sensitive area, for example a site designated for nature conservation importance.</p> <p>However, in order to ensure that employment opportunities are brought forward, it is equally important that flexibility is maintained in order that land is not sterilised as a result of the allocation.</p>
<p>20 What should the approach be in the rural areas, including the DSVs?</p>	<p>On the basis that other policies set out in the Core Strategy, and SAPP control development within rural areas, it is considered that the SA Objectives are likely to be met. This would be considered as part of the SA.</p>
<p>21 Do we need any Development Management policies particular to the rural areas to expand on the requirements set out in Core Strategy?</p>	
<p>22 Within the rural area do we need any special policies or designations for any of the particular rural sites in the District and to support the rural economy. For example:</p> <ul style="list-style-type: none"> • Drax and Eggborough power stations; • The former mine sites; • Burn Airfield; • Former Church Fenton Air Base. 	
<p>23 Do you have any particular views at this stage on these issues [the types of things the SAPP could tackle in relation to town centres] or how each of the 3 town centres should be developed? Or specific issues for shops and facilities in other settlements.</p>	<p>On the basis that the Core Strategy and SAPP DMP adequately control development in town centres, it is considered that the SA Objectives are likely to be met. However, this will be tested through the SA.</p>
<p>24 Are there any areas that should be safeguarded, allocated or designated to restrict or promote development? What is the justification for such an approach?</p>	<p>Provision of land to enable infrastructure upgrades or improvements to support the allocations would enable certain SA Objectives to be met for example, provision of green infrastructure (SA Sub-Objective 7.7), road infrastructure to help reduce the cause of accidents (SA Sub-Objective 5.4) etc. However, many of the SA Objectives are met through land already allocated such as Sites of Importance for Nature Conservation.</p>
<p>25 How much green belt land should the SAPP seek to safeguard for potential future use beyond the plan period?</p> <p>Where should the strategic gap at Thorpe Willoughby be drawn? Are other Strategic Gaps Appropriate?</p> <p>Should Development limits be drawn tightly to maintain the settlement pattern or loosely around the settlements to enable sympathetic development?</p>	<p>The level of green belt land requiring safeguarding for potential future use should depend upon long term housing and economic land demand balanced with other sustainability issues such as protection of landscape and environment.</p> <p>The criteria/methodology for the review of the green belt, once known, should be reviewed against the SA Framework to ensure compatibility.</p> <p>The precise locations of the strategic gap at Thorpe Willoughby should be appraised against the SA Framework to ensure that it is compatible with the SA Objectives.</p>

SAPP Question	Key Sustainability Consideration
	<p>The SAPP Consultation Document has already identified that future development beyond the plan period must be considered. Other strategic gaps may be appropriate if they preserve, promote and enhance local culture and heritage and biodiversity.</p> <p>In terms of Development Limits, these are currently drawn tightly around the settlements. The SA would need to consider any changes to the Development Limits. It should however be noted that, if in line with Question 27, development within Development Limits is not allocated, the effect of development within the Development Limits on SA Objectives would need to be carefully considered.</p>
<p>26 Please refer to the separate Infrastructure Development Plan (IDP). Are there any infrastructure requirements that have not been identified, including small scale and local needs?</p>	<p>The IDP sets out those infrastructure requirements that are known at this time for the various settlements. Further infrastructure requirements may be highlighted through the new evidence base to be prepared as part of the SAPP and consultation. This will be assessed through the SA.</p>
<p>27 Is it necessary for the SAPP to:</p>	
<p>a) Provide a revised target for the plan period to 2027 for installed renewable energy?</p>	<p>Providing additional renewable energy will contribute towards sustainable development and SA Objective 15.</p>
<p>b) Review the 10% onsite requirement?</p>	<p>The requirement for a 10% on site requirement responds to SA Objective 17. Core Strategy Policy SP16 states that this applies to developments of 10 dwellings or more. Whilst advances in the Building Regulations will require zero carbon homes (currently proposed by 2016) and zero carbon non domestic buildings (currently proposed by 2019), it is considered that such targets should remain in the interim. A policy to require Energy Statements, to describe how energy use has been minimised and low or zero carbon technologies have been implemented on development sites could usefully supplement the Core Strategy policy and would improve the sustainability performance of the SAPP.</p>
<p>c) Include specific requirements for sustainable building design such as Code for Sustainable Homes and BREEAM, subject to local viability testing?</p>	<p>National standards such as the Code for Sustainable Homes and BREEAM provide useful measures for benchmarking performance however, these have financial implications for developers and the Building Regulations are also likely to become more stringent in order to meet the Government's zero carbon targets (currently proposed for 2016 for housing and 2019 for non-domestic buildings). Key requirements, such as cycle parking provision and environmental aspects of materials selection, could be provided individually either through the DMP or as part of the Site Allocations, rather than applying a blanket requirement for national standards like BREEAM.</p>
<p>d) Identify suitable areas for renewable and low-carbon schemes by technology? e.g. wind, solar, hydro. Should it set distance thresholds?</p>	<p>The SA of the Core Strategy identified potential conflicts between renewable energy and built heritage and air quality. Therefore, it is recommended that if potential areas are identified, these are subject to appropriate SA. If areas are not identified, the SAPP DMP should ensure the areas are appropriately reviewed on a case by case basis.</p>

SAPP Question	Key Sustainability Consideration
<p>e) Incorporate more detailed development management policies for climate change and renewable/low-carbon energy requirements? If so what do they need to cover? What topics should instead be left to a subsequent SPD or guidance?</p>	<p>The Government is intending that the Building Regulations will require domestic buildings to achieve zero carbon regulated energy by 2016 and non-domestic buildings by 2019.</p> <p>This will require developers to implement some form of renewable/low zero carbon requirement. However, in the interim, a local policy to require Energy Statements to ensure that energy use is minimised and low and zero carbon technologies are maximised would improve the sustainability performance of the SAPP.</p>
<p>f) How should the site allocations deal specifically with climate change and renewable energy issues?</p>	<p>The SA encourages minimal resource use and use of renewable energy. As identified above, areas for renewable energy could be allocated. These allocations would need to be reviewed against the SA Framework.</p>
<p>28 Are there other environmental assets that should be afforded some protection or have a policy basis? Are the existing policies in the Core Strategy sufficient to protect these environmental assets?</p>	<p>Priority habitats and species identified through the Biodiversity Action Plan should be considered. Similarly, buildings of local heritage importance (where these have been identified through neighbourhood plans or other studies), should be afforded some protection through the Local Plan.</p> <p>It is considered that Core Strategy Policy SP18 could adequately protect these environmental assets. However, the evidence base against which future developments would be assessed against this policy may be insufficient in some cases. For example, local heritage assets and agricultural land quality. Site Allocations in sensitive areas may need specific policies to ensure adequate protection of environmental assets.</p>
<p>29 Are the existing Selby District Local Plan policies for heritage assets sufficient and relevant? Is there a case for the SAPP to consider developing a Local List for heritage assets?</p>	<p>SA Objective 12 asks whether the plan includes consideration of locally important buildings, townscapes and landscapes. In order to assess this, some mechanism for assessment of this would need to be developed.</p>
<p>31 a) Which topics should the SAPP concentrate on? b) Which topics do not require any further detailed Development Management policy because the NPPF or Core Strategy policies are sufficient? c) Are there any other topics that the SAPP should address?</p>	<p>The SAPP will be assessed against the SA Framework presented in Section 2.5. However, as the SAPP will form part of the Local Plan for Selby it will be considered in conjunction with the Core Strategy, and the supporting documents to the SAPP such as the IDP and other documents. All the documents in combination should therefore seek to respond to the SA. During the appraisal process, should deficiencies be identified in responding to the SA Objectives, work will be undertaken with SDC to rectify this.</p>
<p>Should the SAPP include policies for setting specific house types and sizes, tenures and specialist housing such as care homes and self builds?</p>	<p>It is considered that the SAPP should encourage development of housing in accordance with local need as identified /required through the Strategic Housing Market Assessment in accordance with SA Objective 8. However, some flexibility should be maintained so that should housing needs changed during the lifetime of the plan, these needs can still be met in line with SA Objective 8.</p>

SAPP Question	Key Sustainability Consideration
<p>Should the SAPP include further policies for any of the following: travel plans, parking standards, active traffic management, integrated demand management, capacity improvements, electric vehicle charging points, cycle routes and parking?</p> <p>Are there other local transport schemes/issues that the SAPP should develop policies for?</p>	<p>Travel plans are already required through Core Strategy Policy SP7. However, policies to make the environment attractive to non car users would contribute to SA Objective 10 as well as numerous national and regional policy documents.</p>
<p>Should the SAPP have more detailed general policies on design by being more specific about the minimum design standards it will seek to achieve including policy on development density, environmental and quality design benchmarks (such as BREEAM, Lifetime Homes, Secure by Design etc)?</p> <p>Should the SAPP establish design requirements in the new allocated sites that consider the layout, orientation and aesthetic of development proposals?</p>	<p>In terms of development density, as the future Site Allocations are based on a development density, then policies to encourage development to meet or exceed such density levels would enable a more accurate appraisal of the Site Allocations.</p> <p>With regard to other policies on environmental and design quality, it is considered that developers should be required to demonstrate that their developments meet local housing needs identified in the SHMA, minimise the risk of crime or the fear of crime etc. in order to respond to the SA Objectives. Whilst specific methodologies are available to demonstrate that such requirements have been met, the SAPP should consider a more flexible approach in how developers are required to demonstrate they have met certain minimum standards of design quality.</p> <p>The Core Strategy (Policy SP19) encourages high quality design on a case by case basis. Policies to require the site allocations to consider layout, orientation and aesthetic of development proposals may be appropriate for certain site allocations in order to respond to SA Objectives.</p>
<p>Are the Core Strategy Policies sufficient [regarding community tourism and leisure facilities] or are the remaining SDLP policies still relevant and evidence based?</p> <p>Should the SAPP have a more restrictive policy against the loss of rural community facilities? What could the tests be?</p> <p>How can the SAPP promote tourist accommodation, recreation open space, community and sports facilities etc?</p>	<p>The Core Strategy does not contain specific policies in relation to tourism other than development in rural areas. An additional SAPP policy in relation to tourism would have a positive effect on SA Objective 7. The need for additional leisure and community facilities is identified in a number of Core Strategy policies. However, additional policy direction in the SAPP would have a beneficial effect on SA Objective 7.</p> <p>The ability of local communities to access facilities has been identified as a key issue in local and regional policy documents and through the SA work. In order to have a positive effect on SA Objectives 6 and 7, the loss of community facilities should be avoided where possible unless development proposals can identify what alternative community facilities are available or provide such facilities as part of the development proposal.</p> <p>If recreation open space, community and sports facilities are required as part of larger site allocations this would have a beneficial effect on SA Objective 7.</p>
<p>What policies should the SAPP include to manage development in the countryside? For example, is there a need for more detailed policies for: replacement dwellings, farm diversification, conversions, re use of buildings, local amenity, appropriate scale, form and character of area, role</p>	<p>Core Strategy Policy SP13 allows development in the countryside providing 'In all cases, development should be sustainable and be appropriate in scale and type to its location, not harm the character of the area, and seek a good standard of amenity.' Other Core Strategy policies seek to protect nature conservation interests. It is</p>

SAPP Question	Key Sustainability Consideration
<p>and function, design codes, isolated homes – special circumstances?</p> <p>How should the Council view large previously developed sites in the countryside?</p>	<p>therefore considered that further detailed policies are not required in order to respond to the SA Objectives.</p> <p>Development of previously developed sites in the countryside may be appropriate and could contribute to economic and social SA objectives. However, the development should still be subject to policies to protect environmental assets.</p>
<p>Which SDLP Policies are suitable for continued use in the SAPP?</p> <p>Which are completely out of date, or no longer necessary?</p> <p>Could any be updated or amended for use in the SAPP? How can they be brought up to date?</p>	<p>Each saved SDLP policy should be reviewed to determine whether they are already adequately covered by the Core Strategy or whether additional policies within the SAPP should be provided. For example, no specific policies are provided relating to trees within the Core Strategy. Provision of a policy in relation to trees should therefore be considered.</p>
<p>How should the settlements [Selby, Sherburn-in-Elmet, Tadcaster and the Designated Service Villages] grow and develop – what should the Master Plans for Selby, Sherburn-in-Elmet and Tadcaster say?</p> <p>What else is needed in the settlements that could be allocated a site?</p> <p>Do you have any comments about any of the sites that have been put forward on the maps in Appendix 1 – not just for housing – for any land use?</p>	<p>In terms of sustainable development, a more compact form of development is more sustainable because it facilitates access to services whilst safeguarding land from development. However, such growth must be considered in the context of environmental and heritage assets. The Masterplans for Selby, Sherburn-in-Elmet and Tadcaster should consider the social and economic needs of the community together with environmental constraints and opportunities in order to determine the best locations for growth and requirements for developments within these areas.</p> <p>The sites have not been reviewed at this stage of the SA. Following the consultation process on the public consultation SAPP document, SA of the potential site allocations will be undertaken.</p>
<p>32 Do you have any comments on the evidence that the Council considers necessary?</p> <p>Is there any other evidence that the Council should consider gathering?</p>	<p>It is considered that a study into public transport infrastructure in relation to site allocations and an assessment of locally important buildings would be useful additions to the list of evidence and would enable a more accurate cumulative SA of the Site Allocations. In addition, it is considered that the cumulative assessment of the site allocations on a particular element should be considered for example, on highways capacity/landscape areas. However, it is recognised that there are budgetary constraints to provision of this information.</p>

4. Next Steps in the Sustainability Appraisal of the SAPP

At this stage, the SAPP has not developed any specific new policy or selected sites to allocate. Following completion of the initial consultation on the SAPP, the outcomes of the consultation process will be taken together with the evidence base, to develop the DMPs and Site Allocations.

The emerging DMPs will be reviewed against the SA Framework to provide feedback and allow the DMPs to be refined.

With regard to the Site Allocations, all sites that have been received by SDC as potential sites for development will undergo an initial screen to identify those that could potentially become a Site Allocation. Following this initial screen, the potential sites will be reviewed against the SA Framework and further refinement of the sites will be undertaken. Once a list of potential Site Allocations has been drawn up, the need for mitigation or specific policy direction in relation the allocations will be identified through the SA.

Should the green belt, strategic countryside gaps or town centre boundaries require substantive review (i.e. beyond revising the boundaries to follow natural features on the ground), the following will be considered:

- The need for such revisions – that is, would the revision meet other Sustainability Objectives such as provision of local housing/employment needs or provision of additional infrastructure/cultural, leisure and recreational facilities to enable sustainable growth;
- Will the revisions to the boundaries affect environmental assets (both natural and built heritage assets);
- If potentially significant changes of the boundaries are undertaken these would be appraised against the SA Framework.

In order to appraise the SAPP against the SA Framework, existing baseline information and new baseline information gathered to provide the evidence base for the SAPP will be reviewed. The SA will also consider the policies and proposals provided in other relevant documents, in particular the Core Strategy and Infrastructure Delivery Plan.

4.1 Cumulative Impacts and Uncertainties

The cumulative effect of the DMPs and Site Allocations need to be addressed as part of the SA report. The impact of the Site Allocations on infrastructure is already considered as part of the IDP. SDC has also commissioned a highways study to consider the cumulative effect of the Site Allocations on the highways network. The cumulative impact of the Site Allocations on European sites of nature conservation importance will be considered as part of the Habitat Regulations Assessment. In relation to other SA Objectives, the potential for cumulative sustainability effects from the Site Allocations will be considered as part of the SA, for example, should a number be located within or in close proximity to historic assets. .

During the appraisal process, uncertainties may arise and these will be identified in the SA Report.

5. Consultation Process

This document has been prepared for consultation alongside the SAPP Initial Consultation Paper. At each stage of SAPP preparation, a Sustainability Appraisal report will be prepared to document how the SA process has been applied and what changes have been made as a result. The updated SA Report will be issued out for consultation with the relevant version of the SAPP.

Once the SAPP is adopted, a SA/SEA Post Adoption Statement will be prepared, which will explain how the SA and consultation process have influenced the final document.

Should you wish to comment on the SAPP and/or this accompanying SA Report comments must be received by 5pm on 19 January 2015. Please send your comments to:

**Policy and Strategy Team
Selby District Council
Civic Centre
Doncaster Road
Selby
North Yorkshire
YO8 9FT
ldf@selby.gov.uk**

All comments must be made in an email or in writing if they are to be considered. Your comments and some personal identifying details will be published in a public register and cannot be treated confidentially. Where practical, personal identifiers may be redacted, but Selby District Council cannot guarantee that all identifiers will be removed prior to publication of consultation records.

APPENDICES

Appendix A Planning Policy Review

Due to changes in National, Regional and Local planning policy, a review has been undertaken of existing policy. The following documents were reviewed as part of this process:

National Planning Policy

The following national planning documents were reviewed as part of this assessment:

- Securing the Future: The Government's Sustainable Development Strategy, 2005;
- The National Planning Policy Framework, 2012;
- Planning Policy Guidance, 2014;
- Good Practice Guide on Planning for Tourism, 2006;
- Planning Policy Statement 10 – Planning for Sustainable Waste Management, 2011;
- Planning Policy for Traveller Sites, 2012;
- UK Post-2010 Biodiversity Framework, 2012;
- Environmental Quality in Spatial Planning, 2005;
- Rural Statement, 2012;
- 'Working with the Grain of Nature': A Biodiversity Strategy for England, 2011;
- A Strategy for England's Trees, Woods and Forests, 2007;
- Planning our Electric Future: A white paper for secure, affordable and low-carbon electricity, 2011;
- Climate Change: The UK Programme, 2006;
- The Future of Transport: a network for 2030, 2004;
- Air Quality Strategy: Working Together for Clean Air, 2007;
- Government Vision Statement on the Historic Environment, 2010;
- A New Commitment to Neighbourhood Renewal, National Strategy Action Plan, 2001.

Regional/Sub County Planning Policy

The following regional planning documents were reviewed as part of this assessment:

- Leeds City Region Interim Strategy Statement, April 2011;
- Leeds City Region Strategic Economic Plan, March 2014;
- Leeds City Region Green Infrastructure Strategy, 2010;
- Leeds City Region Transport Strategy, 2009;
- North Yorkshire Local Transport Plan (LTP3), 2011-2016;
- Cycle Yorkshire, 2014;
- North Yorkshire Community Plan 2011-2014;
- North Yorkshire - Sustainable Community Strategy 2008/18;
- Let's Talk Less Rubbish –A Municipal Waste Strategy for York and North Yorkshire, 2006-2026;
- The Emerging Minerals and Joint Waste Plan, North Yorkshire County Council, 2013;
- North Yorkshire's Children and Young People's Plan, 2011-2014;
- North Yorkshire Sub-Regional Housing and Homelessness Action Plan, October 2012;
- Countryside Character: Volume 3 – Yorkshire and the Humber;

- The Value of Trees in Our Changing Region - The Strategic Framework for Trees, Woods and Forests in Yorkshire and The Humber Region and Action Plan (Forestry Commission, 2005 – Statutory document);
- The Wharfe and Lower Ouse Catchment Abstraction Management Strategy;
- The Aire and Calder Catchment Abstraction Management Strategy;
- Ouse, Aire and Derwent Catchment Flood Management Plans; and
- Ouse, Wharfe, Upper Aire and Lower Aire Flood Risk Management Strategies.

Local Documents

The following local planning documents were reviewed as part of this assessment:

- Selby District Core Strategy, 2013;
- Selby District Local Plan: Saved Policies only;
- Selby District Sustainable Community Strategy 2010-2015;
- Selby District Economic Development and Improvement Strategy 2008-2013;
- Selby District Sport and Cultural Strategy 2006-2011;
- Selby District Council Homeless Strategy 2008 – 2012, update 2008;
- Selby District Community Safety Partnership Plan, 2011-2014;
- Development Strategy for Increasing Affordable Housing Stock, 2013;
- Selby District Council Recreation Open Space Strategy, 2006;
- Selby District Council Play Strategy, 2007 to 2011;
- Selby District Council Countryside and Greenspace Strategy (Draft for Comment), 2013;
- Air Quality Updating and Screening Assessment Air Quality Progress Report 2013;
- Selby District Renaissance Charter, 2005;
- Selby Biodiversity Action Plan, 2004;
- Selby District Council Strategic Flood Risk Assessment Level 1 (2008), Level 2 (2010) and Level 2 Addendum, 2010;
- Selby District Council Climate Change Strategy, 2008-2013;
- Employment Land Study 2007 and Employment land Refresh, 2010; and
- Strategic Housing Land Availability Assessment 2012.

NATIONAL POLICY
Securing the Future: The Government's Sustainable Development Strategy (2005 - DEFRA)
Why it is relevant
This is a review of the original sustainable development strategy of 1999. It contains principles, priorities and indicators relating to sustainable development in the UK.
Key objectives and targets
The new objectives included within the strategy are: <ul style="list-style-type: none"> • Living within environmental limits; • Ensuring a strong healthy and just society; • Achieving a sustainable economy; • Promoting good governance; and • Using sound science responsibly.
Implications for the SAPP and SA
The SAPP should consider the first three objectives of the strategy. The objectives should form the basis for the SA objectives.
National Planning Policy Framework (2012 – Department for Communities and Local Government)
Why is it relevant?
The National Planning Policy Framework (NPPF) sets out the Government's strategy for economic, environmental and social planning policy with the aim of promoting sustainable development in England.
Key objectives and targets
The aim of the NPPF is to enable planning decisions to be made at a local level, with reference to local planning guidance, rather than nationally developed guidance documents. However, the NPPF does include a number of sustainability related objectives, notably: <ul style="list-style-type: none"> • Presumption in favour of sustainable development, meaning that local planning authorities should positively seek opportunities to meet the development needs of their area; • Contribution to conserving and enhancing the natural environment and reducing pollution. Allocation of land for development should prefer land of lesser environmental value; • Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas; • Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; • Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities; • Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • To support the move to a low carbon future, local authorities should actively support energy efficiency improvements to existing buildings; • Contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity; • To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources; and • Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

<p>Implications for the SAPP and SA</p> <p>The SAPP should consider the three dimensions to sustainable development by including relevant sustainability. The three dimensions to sustainable development are:</p> <ul style="list-style-type: none"> • An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; • A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and • An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
<p>National Planning Practice Guidance (2014 – DCLG)</p>
<p>Why is it relevant?</p> <p>The National Planning Practice Guidance (‘PPG’) was launched by the Government on the 6th March 2014 and provides a web-based resource in support of the National Planning Policy Framework. Following its launch, a number of previously published planning guidance documents have been cancelled. However, the PPG draws upon a number of the previously published guidance documents and does not seek to alter national policy, only to supplement it and provide further guidance.</p>
<p>Key Objectives and Targets</p> <p>None – the PPG does not seek to alter national policy as laid down by the NPPF.</p>
<p>Implications for the SAPP and SA</p> <p>The SA should consider the guidance provided by the PPG in the assessment.</p>
<p>Good Practice Guide on Planning for Tourism (2006 – Department for Communities and Local Government)</p>
<p>Why it is relevant</p> <p>This guidance recognises the importance of tourism for the economy and how tourism can be key to maintaining and enhancing the environment. It also addresses the need to consider tourism during development planning, thereby maximising the economic, social and environmental benefits that tourism has the potential to provide.</p>
<p>Key objectives and targets</p> <p>Ensure land-use is distributed and managed in such a way that it supports the qualities that underpin the tourism industry.</p>
<p>Implications for the SAPP and SA</p> <p>Promoting tourism would increase prosperity and employment, however, it is important to recognise the potential conflicts between tourist developments and other environmental objectives.</p>
<p>PPS 10 – Planning for Sustainable Waste Management (2011 – Department for Communities and Local Government)</p>
<p>Why it is relevant</p> <p>PPS 10 sets out Government policy on the role of regional planning bodies and all planning authorities in relation to waste management and sustainability</p>
<p>Key objectives and targets</p> <p>The preparation and deliverance of planning strategies to ensure sustainable development through addressing waste resources with disposal as a last option, providing opportunities for community responsibilities for waste management and securing the implementation of national waste strategies and targets.</p>
<p>Implications for the SAPP and SA</p>

Ensure policy proposals take account of the impact of developments on waste resources.
Planning Policy for Traveller Sites (2012 – Department for Communities and Local Government)
Why it is relevant
Sets out the Government’s policy for traveller sites, ensuring fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.
Key objectives and targets
To ensure fair and effective strategies are developed by LPAs, ensuring sites are developed within a reasonable time scale, whilst protecting Green Belt from inappropriate development. Promoting more private traveller site provision and understanding travellers cannot always provide their own sites. Reducing the number of unauthorized developments and increasing the number of sites in appropriate locations with planning permission. Reducing tensions between traveller and non-traveller communities and enabling provision of suitable access to services,
Implications for the SAPP and SA
Ensure policy proposals take account of the unique requirements and provisions where traveller sites are proposed.
UK Post-2010 Biodiversity Framework (2012 - JNCC and DEFRA)
Why it is relevant
The Biodiversity Framework is the Government’s continued response to the Convention on Biodiversity. It is the primary framework for wildlife conservation in the UK.
Key objectives and targets
The UK Post-2010 Biodiversity Framework was published in continued response to the requirements of the Convention on Biological Diversity (1992). It highlights a number of strategic goals to address the causes of biodiversity loss, reduce the direct pressures on biodiversity and promote sustainable use, to improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity, enhancing benefits to all from biodiversity and ecosystems and enhancing implementation.
Implications for the SAPP and SA
The SAPP should take account of priority for biodiversity, and integrate their plan objectives within it, whenever possible.
Environmental Quality in Spatial Planning (2005 - The Countryside Agency, English Heritage, English Nature, Environment Agency)
Why it is relevant
The guidance has been produced to help planning authorities prepare plans and strategies which will achieve high standards of environmental quality in spatial planning. The Supplementary Files include a checklist for scoping LDF documents.
Key objectives and targets
The document has been produced in order to assist planning authorities to ensure development: is more sustainable, both in built form and location; respects the ability of the environment to accommodate change (including climate change); avoids damage to and increases or enhances the environmental resource; reduces risks to, and potentially arising from, the environment; respects local distinctiveness and sense of place and is of high design quality, so that it is valued by communities; and reflects local needs and provides local benefits.
Implications for the SAPP and SA
The SAPP should incorporate the principles of Environmental Quality in Spatial Planning.
Rural Statement (2012 – DEFRA)
Why it is relevant
The Rural Statement sets out the Government’s support for rural areas and a positive new agenda to grow the rural economy and support thriving rural economies.
Key objectives and targets

Economic Growth: rural businesses to make a sustainable contribution to national growth, Rural Engagement: engage directly with rural communities so that they can see that Government is on their side; and Quality of Life: rural people to have fair access to public services and active engagement in shaping the places in which they live.
Implications for the SAPP and SA
The SAPP, in conjunction with the Core Strategy should provide for growth, engagement, access and facilities within rural areas.
'Working with the Grain of Nature': A Biodiversity Strategy for England (2011 – DEFRA)
Why it is relevant
The Biodiversity Strategy for England sets this fundamental shift in train by ensuring that biodiversity considerations become embedded in all the main sectors of economic activity, public and private. The Strategy also sets out a programme for the next five years for the other main policy sectors, to make the changes necessary to conserve, enhance and work with the grain of nature and ecosystems rather than against them. It takes account of climate change as one of the most important factors affecting biodiversity and influencing our policies.
Key objectives and targets
Ensures biodiversity considerations are embedded in all main sectors of economic activity.
Implications for the SAPP and SA
The SA and Habitat Regulations Assessment (HRA) aim to integrate biodiversity into the Local Plan by highlighting the interaction between land-use and wildlife.
A Strategy for England's, Trees, Woods and Forests (2007 - DEFRA)
Why it is relevant
The Strategy sets out strategic priorities and programmes for forestry and woodland in England.
Key objectives and targets
Continued steady expansion of woodland area to provide more benefit for society and the environment.
Implications for the SAPP and SA
The SAPP should consider opportunities to expand existing woodland or create new woodland areas.
Planning our Electric Future: A white paper for secure, affordable and low-carbon electricity (2011 – Central Government)
Why it is relevant
The White Paper sets out key measures to attract investment, reduce the impact on consumer bills and create a secure mix of electricity sources including gas, new nuclear, renewables, and carbon capture and storage.
Key objectives and targets
To achieve a flexible, smart and responsive electricity system, powered by a diverse and secure range of low-carbon sources of electricity, with a full part played by demand management, storage and interconnection, competition between low-carbon technologies which will help to keep costs down, a network that will be able to meet the increasing demand that will result from the electrification of our transport and heating systems and this all made the least cost to the consumer.
Implications for the SAPP and SA
The SAPP should encourage development of renewable energy facilities in line with the Core Strategy.
Climate Change: The UK Programme (2006 – Central Government)
Why it is relevant
The programme sets out how the UK plans to achieve its domestic goal to cut carbon dioxide emissions by 20% below 1990 levels by 2010.
Key objectives and targets

<p>This programme projects an overall greenhouse gas emission reduction of between 23-25% below 1990 levels, almost double the initial Kyoto target of 12.5%.</p> <p>To meet the long-term domestic goal of cutting UK carbon dioxide emissions by around 60% by 2050.</p>
<p>Implications for the SAPP and SA</p>
<p>The SA should contain objectives for reducing Carbon Dioxide emissions. The SAPP should consider how it can contribute to a reduction in Carbon Dioxide emissions.</p>
<p>The Future of Transport: a network for 2030 (2004 – Department for Transport)</p>
<p>Why it is relevant</p>
<p>The White Paper sets out a long term strategy for a modern, efficient and sustainable transport system.</p>
<p>Key objectives and targets</p>
<p>We need a transport network that can meet the challenges of a growing economy and the increasing demand for travel, but can also achieve our environmental objectives. This means coherent transport networks with: the road network providing a more reliable and freer-flowing service for both personal travel and freight, with people able to make informed choices about how and when they travel; the rail network providing a fast, reliable and efficient service, particularly for interurban journeys and commuting into large urban areas; bus services that are reliable, flexible, convenient and tailored to local needs; making walking and cycling a real alternative for local trips; and ports and airports providing improved international and domestic links.</p>
<p>Implications for the SAPP and SA</p>
<p>The SA should include an objective on transport and accessibility. The SAPP should consider transport in Site Allocations.</p>
<p>Air Quality Strategy: Working Together for Clean Air (2000, updated 2007 – Central Government)</p>
<p>Why it is relevant</p>
<p>The Strategy describes the current and likely future air quality of the UK. It provides a framework for action which includes objectives to improve and protect the UK's air quality in the long-term.</p>
<p>Key objectives and targets</p>
<p>Sets objectives for eight main air pollutants, to protect health.</p>
<p>Implications for the SAPP and SA</p>
<p>The SAPP should consider the objectives for the eight main air pollutants (there are no Air Quality Management Areas in Selby District).</p>
<p>Government Vision Statement on the Historic Environment (2010 – Central Government)</p>
<p>Why it is relevant</p>
<p>The statement recognises the value of the historic environment and the need for it to be managed intelligently in a way which fully realises its contribution to the economic, social and cultural value of the nation.</p>
<p>Key objectives and targets</p>
<p>The historic environment should be protected and sustained for the benefit of our own and future generations.</p>
<p>Implications for the SAPP and SA</p>
<p>The SAPP should consider the historic environment. The SA should contain objectives on management of historic assets.</p>
<p>A New Commitment to Neighbourhood Renewal, National Strategy Action Plan (2001 – Central Government)</p>
<p>Why it is relevant</p>
<p>The Strategy outlines the Government's vision that no person should be seriously disadvantaged by where they live. It includes two long-term goals; lower worklessness and crime, and improved health, skills, housing and environment, in order to reduce the gap between deprived neighbourhoods and the rest of the country.</p>
<p>Key objectives and targets</p>

<p>The national vision for neighbourhood renewal, the plan aims:</p> <ul style="list-style-type: none"> • To have lower worklessness; less crime; better health; better skills; and better housing and physical environment in all the poorest neighbourhoods; • To narrow the gap on these measures between the most deprived neighbourhoods and the rest of the country. <p>There are no specific targets.</p>
<p>Implications for the SAPP and SA</p>
<p>These objectives are essential in reducing social exclusion and should be considered broadly within the SAPP and SA.</p>

REGIONAL AND SUB-COUNTY DOCUMENTS
Leeds City Region Interim Strategy Statement (2011 – Leeds City Region)
Why is it relevant?
Given the uncertainty surrounding the strategic policy framework for spatial planning in the Leeds City Region, an Interim Strategy Statement has been published to make clear the continuing support for the policy principles in the Regional Spatial Strategy (RSS).
Key objectives and targets
The statement sets out that the ‘authorities in the partnership continue to support the broad policy thrust of the former RSS and the principles of urban transformation contained in the Plan. To ensure these principles are retained the authorities propose to include the policies from the approved RSS that address spatial principles in a City Region Interim Strategy Statement.’ The policies that would be followed are listed in the Interim Strategy Statement.
Implications for the SAPP and SA
The SAPP and SA should consider how it can help meet the objectives and targets of those policies taken forward in the ISS.
Leeds City Region Strategic Economic Plan (2014 – Leeds City Region)
Why it is relevant
The Leeds City Region Economic Plan sets out the aims and objectives to ‘develop an economic powerhouse that will create jobs and prosperity.’
Key objectives and targets
<p>The plan is grounded on four strategic themes or ‘pillars’:</p> <ul style="list-style-type: none"> • Supporting growing businesses; • Developing a skilled and flexible workforce; • Building a resource smart City Region; • Delivering the infrastructure for growth.
Opportunities, synergies, constraints and challenges
In achieving the above pillars for growth, the economic plan sets out that additional housing, employment sites and infrastructure development will be required.
Implications for the SAPP and SA
The evidence base for the site allocations will consider the level of growth required within Selby District in the context of the Leeds City Region.
Leeds City Region Green Infrastructure Strategy (2010 – Leeds City Region)
Why it is relevant

<p>The goal of the strategy is to make the Leeds City Region vision for green infrastructure a reality by building and sustaining its contribution to the development of the city region in the coming years and by placing green infrastructure at the heart of spatial planning and economic development.</p>
<p>Key objectives and targets</p>
<p>To promote sustainable growth and economic development; To adapt to and mitigate climate change; To encourage health and wellbeing living; and To improve biodiversity.</p>
<p>Opportunities, synergies, constraints and challenges</p>
<p>The Green Infrastructure Strategy outlines research required to support green infrastructure investment. This will help SDC to identify opportunities for green infrastructure within their area.</p>
<p>Implications for the SAPP and SA</p>
<p>The SAPP will be able to contribute towards the green infrastructure of the Leeds City Region through policy development.</p>
<p>Leeds City Region Transport Strategy (2009 – Leeds City Region)</p>
<p>Why it is relevant</p>
<p>The Leeds City Region identifies key issues arising in the region and prioritises areas requiring sources of funding.</p>
<p>Key objectives and targets</p>
<p>Priority themes are:</p> <ol style="list-style-type: none"> 1. reducing carbon emissions and improving energy resilience; 2. strengthening the contribution of the bus; 3. improving strategic connectivity to tackle congestion; 4. developing a strategic framework for demand management; and 5. more effective land use policy / transportation integration.
<p>Opportunities, synergies, constraints and challenges</p>
<p>Although Selby is not identified in the document as a priority for funding within the City Region, the priority themes are relevant to Selby.</p>
<p>Implications for the SAPP and SA</p>
<p>Land use policy/transportation integration is an important issue that will need to be considered as part of the land use allocation.</p>
<p>North Yorkshire Local Transport Plan 2011 – 2016 (2011- North Yorkshire County Council)</p>
<p>Why it is relevant</p>
<p>The North Yorkshire Local Transport Plan 2011-2016 sets out the aims and objectives for transport in North Yorkshire and the strategies and policies to deliver them over the five year period 2011-2016.</p>
<p>Key objectives and targets</p>
<ul style="list-style-type: none"> • To contribute towards the County Council’s Sustainable Community Strategy vision of North Yorkshire; • Supporting flourishing local economies by delivering reliable and efficient transport networks and services; • Reducing the impact of transport on the natural and built environment and tackling climate change; • Improving transport safety and security and promoting healthier travel; • Promoting greater equality of opportunity for all by improving people’s access to all necessary services; and • Ensuring transport helps improve quality of life for all.
<p>Opportunities, synergies, constraints and challenges</p>
<p>The Vision of the plan reflects the philosophy that transport is primarily a means of people accessing the services that they require and that most of those services can be provided in local communities.</p>

Implications for SAPP and SA
The SAPP should consider the need for policies that reduce the use of private car and which provide services in local communities.
Cycle Yorkshire - Realising the legacy of Le Grand Départ – a strategy for cycling in Yorkshire and the Humber (2014 -In partnership with Yorkshire and the Humber Local Authorities and Partners)
Why it is relevant
This document presents a strategy to improve health, the environment and the economy in Yorkshire and the Humber through the promotion and increased use of cycling, as a transport mode, as a pastime and for sport, in urban and rural areas.
Key objectives and targets
<p>Objectives:</p> <ul style="list-style-type: none"> • Cycling to be widely perceived as a safe, effective, cheap, healthy and enjoyable activity for commuting and leisure; • Yorkshire and the Humber to be recognised as a great region for cycle sport, cycle tourism and events; • A broad range of community, public and private sector partners to be effectively working together to promote cycling; • Everyone in the region to be able to access appropriate equipment to enable them to cycle; • Everyone in the region to have access to training to give them the skills and confidence to be able to cycle regularly; • Safe, high quality infrastructure and facilities to enable cycling, appropriate to local circumstances and need, to be provided throughout each local authority area, linking main residential areas and ingress points to key destinations; • Local authorities and partners to effectively encourage and facilitate everyone in the region to cycle more often as a mode of transport, for recreation and for sport. <p>Targets:</p> <ul style="list-style-type: none"> • For the proportion of adults residing in each local authority area cycling at least monthly for recreation to be at least five percentage points higher in 2023 than the 2011 baseline, with an interim target of at least three percentage points by 2018; • For the number of trips made by bicycle in each local authority area to be at least 20% greater in 2023 than a 2012 baseline, with an interim target of at least 12% greater by 2018; • For at least one-third of all cycling activity (for utility, leisure and for sport) to be by women by 2023; • For cycle sport to achieve at least the following increases in numbers in the region by 2018 compared to the 2012 baseline: of competitive events, 3% increase from a baseline of 232 events; of non-competitive events, 10% increase from a baseline of 9 events; • For the annual rate of cyclist casualties in the Yorkshire and Humber region to be below the national rate for England for the next 10 years.
Opportunities, synergies, constraints and challenges
The Strategy aims to increase cycling which would contribute to a reduction in car trips.
Implications for SAPP and SA
The SAPP should consider the provision of cycle ways and safe cycle access to new site allocations.
North Yorkshire Community Plan, 2014-2017 (2014 – North Yorkshire County Council)
Why it is relevant
The Yorkshire Community Plan is a refresh of the 2011 to 2014 Community Plan and sets out the key community issues that need to be tackled between 2014 to 2017.
Key objectives and targets
<ul style="list-style-type: none"> • facilitate the development of key housing and employment sites across North Yorkshire by delivering necessary infrastructure investments through partnership; • support and enable North Yorkshire communities to have greater capacity to shape and deliver the services they need and to enhance their resilience in a changing world; and • reduce health inequalities across North Yorkshire.

<p>Opportunities, synergies, constraints and challenges</p> <p>A key tenet of the Community Plan is partnership working with a wide variety of bodies including local authorities, County Council's, Local Enterprise Partnerships, volunteer groups and community groups.</p> <p>With regard to the first of the priorities, one of the actions is to jointly develop Infrastructure Delivery Plans (as prepared by SDC) to show what is required and funding options for the infrastructure shortfalls. The Plan also aims to develop a programme of support for local communities to enable them to provide facilities for their needs, health and well being.</p>
<p>Implications for the SAPP and SA</p> <p>There are a number of overlaps between the Community Plan and the objectives of the SA such as the Infrastructure Delivery Plans and provision of support to create vibrant communities. Although the SAPP may not address all the issues identified in the SA, the Community Plan (amongst others) will consider other Sustainability Appraisal Objectives. Reference to such Plans will be made in the SA of the SAPP, where appropriate.</p>
<p>North Yorkshire Sustainable Community Strategy 2008/18 (2008 - North Yorkshire Strategic Partnership)</p>
<p>Why it is relevant</p> <p>The purpose of the North Yorkshire Community Strategy is to set out ways of making a real difference to the social, economic and environmental well-being of the people and places of North Yorkshire.</p>
<p>Key objectives and targets</p> <p>To achieve this vision, ten high level issues have been identified as the priority areas we will need to develop. These are:</p> <ul style="list-style-type: none"> • Access to services and public transport; • Affordable housing; • Alcohol; • Children and young people; • Community cohesion; • Community safety; • Economy and enterprise; • Environment; • Health and wellbeing; • Older people.
<p>Opportunities, synergies, constraints and challenges</p> <p>The Community Strategy's key issues broadly correspond with the key issues identified in national, regional and local policy documents aiming to improve the standard of living of the population.</p>
<p>Implications for the SAPP and SA</p> <p>The SAPP in conjunction with the Core Strategy will need to include policies that consider the above challenges, and the objectives in the SA Framework will need to consider these issues.</p>
<p>North Yorkshire Sub-Regional Housing and Homelessness Action Plan (2012 – North Yorkshire County Council)</p>
<p>Why it is relevant</p> <p>The Housing and Homelessness Action Plan sets out the key issues facing York and North Yorkshire in terms of housing and homelessness. It sets out the strategy for improving housing delivery and reducing homelessness.</p>
<p>Key objectives and targets</p> <ul style="list-style-type: none"> • Enabling the provision of more affordable homes; • Maintaining and improving the existing housing stock; • Delivering community renaissance; • Improving access to housing services;

<ul style="list-style-type: none"> Reducing homelessness.
<p>Opportunities, synergies, constraints and challenges</p>
<p>The provision of affordable housing is a key priority theme of the strategy and the SAPP can help to deliver more affordable housing through the policies and allocations.</p>
<p>Implications for the SAPP and SA</p>
<p>The SAPP in conjunction with the Core Strategy will consider allocation of sites for affordable housing and thresholds for provision of affordable housing on other sites.</p>
<p>Let's Talk Less Rubbish – A Municipal Waste Management Strategy for York and North Yorkshire 2006-2026 (2006 - North Yorkshire Waste Management Partnership)</p>
<p>Why it is relevant</p>
<p>This Municipal Waste Management Strategy has been developed by the York & North Yorkshire Waste Partnership and provides the strategic vision for managing wastes and improving resource recovery in York and North Yorkshire. This Strategy document contains the policies, aims, objectives, and targets for the partnership area and relates to the period of 2006 – 2026.</p>
<p>Key objectives and targets</p>
<p>To reduce the amount of waste produced in York and North Yorkshire so as to make us one of the best performing areas in the country by 2013 (currently York and North Yorkshire residents produce more waste per person than in most other areas). By 2008, we aim to produce less per person than the average for England and Wales</p> <p>To promote the value of waste as a natural and viable resource, by:</p> <ul style="list-style-type: none"> Re-using, recycling and composting the maximum practicable amount of household waste; Maximising opportunities for re-use of unwanted items and waste by working closely with community and other groups; Maximising the recovery of materials and/or energy from waste that is not re-used, recycled or composted so as to further reduce the amount of waste sent to landfill.
<p>Opportunities, constraints and challenges</p>
<p>In line with the waste hierarchy the priorities, after reduction, should be to re-use, recycle and compost waste. Reducing the amount of waste produced in the County must be the priority. Less waste means fewer resources are used and less waste treatment is needed. To achieve the strategies objectives there will need to be more kerbside collection schemes to serve communities across all parts of the region and improved separation of recyclable and compostable materials at Household Waste Recycling Centres.</p>
<p>Implications for the SAPP and SA</p>
<p>Consider how the SAPP could contribute to the objectives and achieving the targets for waste reduction and recycling. SA objectives should consider the promotion of recycling and methods for dealing with waste, other than landfill.</p>
<p>The Emerging Minerals and Joint Waste Plan. (2013 - North Yorkshire County Council)</p>
<p>Why it is relevant</p>
<p>The minerals and waste joint plan will, once finalised, set out new planning policies for minerals and waste developments across all three areas which will guide decisions on planning applications up to 2030.</p>
<p>Key objectives and targets</p>
<p>The minerals and waste joint plan is intended to deal with key questions about future development such as:</p> <ul style="list-style-type: none"> where should future minerals and waste development be directed; when should future development take place; and what sort of development should take place and how should it be implemented.
<p>Opportunities, constraints and challenges</p>
<p>Not yet available.</p>
<p>Implications for the SAPP and SA</p>

<p>The SAPP is not specifically covering waste policies, as these will be dealt with by the Minerals and Joint Waste Plan. However, opportunities to minimise waste through sustainable development should still be identified.</p>
<p>North Yorkshire's Children and Young People's Plan, 2011 to 2014 (2011 – North Yorkshire County Council)</p>
<p>Why is it relevant?</p>
<p>The plan sets out the priorities for improving well-being for children and young people in North Yorkshire.</p>
<p>Key objectives and targets</p>
<p>The Council Plan has six aims to improve the lives of North Yorkshire's residents:</p> <ul style="list-style-type: none"> • Enable school autonomy within North Yorkshire as a positive choice for effective schools; • Empower parents and young people through participation, information and advocacy; • Improve chances and outcomes for vulnerable groups by being proactive and joining up well; • Improve outcomes by joint work in localities most in need; • Support the economy through services, purchasing and influence; and • Maintain an effective workforce.
<p>Opportunities, constraints and challenges</p>
<p>The plan aims to ensure that children and young people have adequate provision for their needs.</p>
<p>Implications for the SAPP and SA</p>
<p>Provision of school places will be required as a result of growing populations in the areas of site allocations.</p>
<p>Countryside Character Volume 3: Yorkshire and the Humber (1998 - Countryside Commission)</p>
<p>Why it is relevant</p>
<p>The document describes the countryside character of the Yorkshire and Humber region.</p>
<p>Key objectives and targets</p>
<p>The LCA seeks to: raise awareness of the diversity of countryside character we enjoy; increase understanding of what contributes to that character and what may influence it in the future; and encourage everyone to respect the character of the countryside and take account of it in everything that they do.</p>
<p>Opportunities, synergies, constraints and challenges</p>
<p>For each area, the description seeks to evoke what sets it apart from any other. It aims to put our mental image of that area into words. Each description also provides an explanation of how that character has arisen and how it is changing, and gives some pointers to future management issues. The descriptions are not intended to prescribe any particular course of action as a response to that; only to inform the decision making process.</p>
<p>Implications for the SAPP and SA</p>
<p>Consider how the SAPP can contribute to the preservation of the countryside character of the District.</p>
<p>The Value of Trees in Our Changing Region - The Strategic Framework for Trees, Woods and Forests in Yorkshire and The Humber Region and Action Plan (2005 - Forestry Commission)</p>
<p>Why it is relevant</p>
<p>'The Value of Trees in Our Changing Region' provides a Strategic Framework for the future management of trees and woodlands in Yorkshire and The Humber region. It marries national priorities with local aspirations and identifies where a regional approach can add value.</p>
<p>Key objectives and targets</p>
<p>Strategic aims/ objectives:</p> <ul style="list-style-type: none"> • To ensure the benefits provided by the region's trees and woodlands are understood, recognised and valued; • A sustainably managed regional tree and woodland resource supporting the retention and development of a viable and vibrant forestry sector, and contributing to the overall sustainable development of the region; • To utilise the many environmental strengths of trees and woodlands to underpin the economic and social renaissance of the region;

<ul style="list-style-type: none"> • To achieve maximum biodiversity gain for the region through appropriate tree and woodland planting and management that takes account of the needs of all species and habitats; • To help the region address issues of ill-health by maximising the contribution of trees and woodlands, particularly in areas of greatest health inequalities; • To help the region combat climate change through maximising the contribution of trees and woodlands; and • To achieve effective and efficient implementation of the aims and objectives of the strategy. <p>There are no specific targets.</p>
<p>Opportunities, synergies, constraints and challenges</p> <p>The restoration of woodland Sites of Special Scientific Interest to a favourable condition, and the development of a better understanding of the current status of all priority woodland habitats and species in the region, should be prioritised. Only then will it be possible to meet international biodiversity obligations for woodland habitat restoration and expansion.</p> <p>A high priority is given to the management and protection of the region's existing trees and woodlands to increase progressively the overall tree and woodland cover in the region, but to prioritise new planting in areas where the maximum public benefit can be achieved.</p> <p>The restoration of Ancient Woodlands, particularly those planted with non-native species, offers a significant opportunity to deliver biodiversity gain.</p> <p>Fragmentation should be minimised, and connectivity maximised, both between individual woodlands and between woodlands and other semi-natural habitats, so as to create more functional habitat networks in the wider landscape.</p>
<p>Implications for the SAPP and SA</p> <p>The Framework should inform the SAPP.</p>
<p>The Wharfe and Lower Ouse Catchment Abstraction Management Strategy (2005 - Environment Agency)</p>
<p>Why it is relevant</p> <p>The Wharfe and Lower Ouse CAMS sets out how much water is available in the catchment and the Environment Agency's strategy for managing this water now and in the future.</p>
<p>Key objectives and targets</p> <p>The CAMS seeks to ensure a sustainable level of water abstraction to meet the needs of the environment, economy, and water users, both now and for the future.</p>
<p>Opportunities, synergies, constraints and challenges</p> <p>To manage water resources in a catchment effectively and sustainably, it is important that as much information as possible is collated on water needs and uses.</p> <p>Tourism and recreation play a significant role in the economy and use of the water environment across much of the Wharfe and Lower Ouse CAMS area.</p> <p>The Wharfe and Lower Ouse CAMS area contains a wide diversity of habitats. The area is of high conservation value with a number of designated sites. The North and South Pennine Moors, and Craven Limestone Complex are examples of SPAs and SACs within the Wharfe and Lower Ouse CAMS area. There are Sites of Special Scientific Interest within the Wharfe and Lower Ouse CAMS area, which could be impacted by changes in water levels and flows.</p> <p>The Wharfe and Lower Ouse CAMS area is also rich in archaeological sites, such as Bolton Abbey and Barden Tower, burial mounds and henges in Upper Wharfedale and Iron Age settlements such as Close Farm Settlement on the moors north of Grassington.</p>
<p>Implications for the SAPP and SA</p> <p>The LDF should take the CAMS into account during the preparation of policies. SA objectives should consider water consumption and pressures on water resources from new development.</p>
<p>The Aire and Calder Catchment Abstraction Management Strategy (2007 - Environment Agency)</p>
<p>Why it is relevant</p> <p>The strategy provides details of how the Environment Agency will manage water resources for these catchments which will include Selby District.</p>

Key objectives and targets
The main objective of the CAMS is to ensure a sustainable level of water abstraction to meet the needs of the environment, economy, and water users, both now and for the future.
Implications for the SAPP and SA
The SAPP should take the CAMS, when published, into account during the preparation of policies. SA objectives should consider water consumption and pressures on water resources from new development.
Ouse, Aire, and Derwent Catchment Flood Management Plans (2010 - Environment Agency)
Why it is relevant
CFMPs are the cornerstone of the Environment Agency's Flood Risk Management Strategy. They identify long term, sustainable policies for flood risk management throughout a river catchment.
Key objectives and targets
CFMPs assess the current flood risks across a river catchment, as well as how these risks are likely to be affected over the next 50-100 years by changes in physical characteristics, such as land use, development and climate change.
Opportunities, synergies, constraints and challenges
CFMPs identify long term, sustainable policies for flood risk management throughout a river catchment.
Implications for the SAPP and SA
The CFMPs should be taken into account during the preparation of the SAPP.
Ouse, Wharfe, Upper Aire and Lower Aire Flood Risk Management Strategies (2008 - Environment Agency)
Why it is relevant
FRMSs look at the risk of flooding to people, properties and land along specific stretches of river.
Key objectives and targets
FRMSs consider the existing methods of reducing flood risk.
Opportunities, synergies, constraints and challenges
FRMSs propose the most appropriate methods of continuing flood risk reduction into the future.
Implications for the SAPP and SA
The FRMSs should be taken into account during the preparation of SAPP policies.

LOCAL DOCUMENTS
Selby District Core Strategy (2013 - Selby District Council)
Why it is relevant
<p>The Core Strategy provides</p> <ul style="list-style-type: none"> • A spatial vision for Selby District and strategic objectives to achieve that vision; • The context for designating areas where specific policies will apply, either encouraging development to meet economic and/or social objectives or constraining development in the interests of environmental protection. • The identification of strategic development sites for housing and economic development to accommodate major growth in Selby and a District-wide framework for the subsequent allocation of sites for specific uses (including housing, retail, leisure and other activities). • The Policies setting out the context for more detailed policies and guidance to be included in other local plan documents.
Key objectives and targets
The Core Strategy pursues the following strategic aims to guide the location, type and design of new development and to manage changes to the environment:

- To establish a spatial context for meeting the housing, economic, recreational, infrastructure and social needs of Selby District, and fostering the development of inclusive Communities;
- To ensure that new development is sustainable and that it contributes to mitigating and adapting to the future impacts of climate change; and
- To ensure that new development and other actions protects and enhances the built and natural environment, reinforces the distinct identity of towns and villages, and supports community health and wellbeing, including new communities.

The Vision and Aims described above are to be implemented through the following objectives:

- Enhancing the role of the three market towns as accessible service centres within the District and particularly Selby, as a Principal Town;
- Supporting rural regeneration in ways which are compatible with environmental objectives, and which deliver increased prosperity for the whole community;
- Concentrating new development in the most sustainable locations, where reasonable public transport exists, and taking full account of local needs and environmental, social and economic constraints;
- Safeguarding the open character of the Green Belt and preventing coalescence of settlements;
- Providing an appropriate and sustainable mix of market, affordable and special needs housing to meet the needs of District residents, particularly young people and older people;
- Locating new development in areas of lowest flood risk, where development is proved to be important to the sustainability aims of the plan, and where flood risk can be reduced to acceptable levels by using mitigation measures;
- Promoting the efficient use of land including the re-use of existing buildings and previously developed land for appropriate uses in sustainable locations giving preference to land of lesser environmental value;
- Minimising the need to travel and providing opportunities for trips to be made by public transport, cycling and walking;
- Developing the economy of the District by capitalising on local strengths, nurturing existing business, supporting entrepreneurs and innovation, and promoting diversification into new growth Sectors;
- Protecting and enhancing the existing range of community facilities and infrastructure and ensuring additional provision is made to meet changing requirements and to support new Development;
- Protecting and enhancing the character of the historic environment, including buildings, open spaces and archaeology, economic prosperity, local distinctiveness and community wellbeing;
- Promoting high quality design of new development which recognises and enhances the character and distinctiveness of the locality and which is well integrated with its surroundings both visually and physically, and which achieves places that meet the needs of the members of the community including for health and well-being and facilitating social interaction;
- Improving the range and quality of cultural and leisure opportunities across the District and improving tourism facilities;
- Protecting, enhancing and extending green infrastructure, including natural habitats, urban greenspace, sports fields and recreation areas;
- Making best use of natural resources by promoting energy efficiency, sustainable construction techniques and low-carbon and/or renewable energy operations, and protecting natural resources including safeguarding known locations of minerals resources;
- Protecting against pollution, improving the quality of air, land and water resources, and avoiding over-exploitation of water resources, and preventing noise/light/soil pollution and protecting development from noise/light/soil pollution; and
- Protecting the best and most versatile agricultural land and enhancing the wider countryside for its important landscape, amenity, biodiversity, flood management, recreation and natural resource value.

Opportunities, constraints and challenges

The District contains a wealth of natural and historic resources, and provides a high quality environment for those living and working in the area and for visitors. It is also subject to increasing pressure for new housing, commercial activity and new infrastructure. Ensuring that the assessed development needs of the area are met in a way which safeguards those elements which contribute to the distinct character of the District will be an important challenge.

Implications for the SAPP and SA

<p>The SAPP will set out the site specific policies and proposals and development management priorities to deliver the strategic priorities set out in the Core Strategy.</p>
<p>Selby District Local Plan Adoption Draft (2005 - Selby District Council, 2005)</p>
<p>Why it is relevant</p>
<p>The Plan sets out policies for the control of development in the District, makes proposals for development and the use of land to allocate land for specific purposes and highlights local planning issues. These will be reviewed as part of the SAPP.</p>
<p>Key objectives and targets</p>
<p>The primary aims and objectives of the Plan are concerned with:</p> <ol style="list-style-type: none"> 1) the promotion of sustainable development; 2) the protection and enhancement of environmental quality; and 3) planning for contemporary patterns of development. <p>Under each of these headings are a number of key objectives:</p> <ul style="list-style-type: none"> • To balance competing demands on a finite quantity of land and make the best use of resources; • To ensure an adequate supply of suitable land for employment, housing and other purposes whilst safeguarding environmental and natural resources from inappropriate development; • To facilitate economic recovery and diversification in a way which enhances environmental quality; • To ensure full and effective use of land and property within existing settlements and to maintain the quality of the countryside; • To assist in meeting the national goal of reducing harmful CO₂ emissions; • To encourage energy efficient forms of development and renewable forms of energy; • To protect and enhance the special character and wildlife habitats of the Selby District; • To protect the countryside for its open character and its landscape, wildlife, recreational and natural resource value; • To protect built heritage including important buildings, conservation areas, open spaces and historical sites; • To ensure control over the pollution of water, air, soil and other environmental assets; • To promote excellence in the quality of design of new development; • To safeguard the amenity of existing and proposed sensitive developments such as homes and schools; • To concentrate new development within or close to market towns and selected villages that are capable of accommodating additional growth; • To sustain rural communities and the growth of the rural economy in a way which respects the character and appearance of the countryside; • To strengthen town and local centres by encouraging community, shopping and employment opportunities; • To maintain and improve choice for people to cycle, walk or use public transport rather than drive between home, jobs and facilities they use regularly; • To maximise the use of existing facilities and investment in infrastructure including public transport.
<p>Implications for the SAPP and SA</p>
<p>The 2005 Local Plan has already been partially superseded by the Core Strategy. The remaining policies will either be replaced or incorporated into the SAPP. The SAPP should consider the relevance of saved policies and the need to replace, refine or incorporate them as necessary.</p>
<p>Sustainable Community Strategy 2010 – 2015 Selby District (2010 - Selby Strategy Forum)</p>
<p>Why it is relevant</p>
<p>The Plan seeks to provide a positive force for change to improve the quality of life for all who live, work and enjoy leisure time in the District.</p>
<p>Key objectives and targets</p>
<p>The main aim of the community strategy is to improve the quality of life for those who live and work in the District. There are five themes for the community strategy, under which are various objectives. These are:</p>

<ol style="list-style-type: none"> 1. Improve outcomes for people living in the most deprived communities in Selby; 2. Improve outcomes for groups of people most likely to experience poor health and/or struggle to access services; 3. Reduce alcohol-related harm; and 4. Increase access to sport, art and culture for all.
<p>Opportunities, synergies, constraints and challenges</p> <p>The voluntary and community sector needs to be strengthened so it can play an increased role in supporting the community and delivering local services.</p> <p>Education should meet the needs of the local business community, not only academically, but in terms of attitude and ambition and the ability to solve problems, communicate effectively and work as a team.</p> <p>A balance is required between providing more affordable housing, and increased income and salaries through the development of the local economy, to make sure more people can afford to rent or buy houses.</p>
<p>Implications for the SAPP and SA</p> <p>The SAPP should be informed by the objectives of this strategy which reflect local concerns and issues.</p>
<p>Economic Development Strategy and Improvement Plan 2008 – 2013 (2008 - Selby District Council)</p>
<p>Why it is relevant</p> <p>The Strategy aims to facilitate and encourage a vibrant, dynamic and intelligent Selby District economy.</p>
<p>Key objectives and targets</p> <ul style="list-style-type: none"> • Encourage all to take an active part in the social, environmental and economic well-being of the community; • Help secure access to a full range of job opportunities; • To deal with all individuals, organisation equally irrespective of ethnic origin, political views or legal status; • Focus on issues that matter to the customer, which do not adversely affect others; • Encourage investment and spirit of entrepreneurship into the District; and • To achieve a balanced and sustainable economy.
<p>Opportunities, synergies, constraints and challenges</p> <p>Economic and commercial activities will be focused on the three townships of the District. The image of the area will be raised, developing an environment for business. Skills will be enhanced and access to employment activities improved.</p>
<p>Implications for the SAPP and SA</p> <p>The SAPP will need to consider appropriate locations for employment allocation, and objectives will need to be included in the SA Framework to ensure that the most sustainable locations are selected.</p>
<p>A Sport and Cultural Strategy for Selby District 2006-2011 (2006 -Selby District Council)</p>
<p>Why it is relevant</p> <p>The Strategy promotes the cultural well-being of the District. The purpose of the document is to ensure that a strategic approach is adopted to culture.</p>
<p>Key objectives and targets</p> <p>The Cultural Strategy's vision is as follows:</p> <p>'By 2016 the District of Selby will be an area of high quality, accessible cultural activity. Everyone will be aware of their cultural opportunities and the diverse cultural provision available to the District and will be inspired to participate at all levels, leading to individual and community enrichment'.</p> <p>This is a vision that focuses on retaining and creating opportunities for people to experience and partake in cultural activities regardless of geography, education, background, physical abilities or income, and that reflects the diversity of the Selby District. It also focuses on maximising resources to ensure greater cultural provision within the area, but recognises that much needs to be done to support the agencies working towards this vision. This vision is supported by a series of broad aims:</p> <ul style="list-style-type: none"> • Increasing awareness of cultural provision and activity and promoting the notion that cultural activity and participation is enjoyable and available;

<ul style="list-style-type: none"> • Removing the physical and psychological barriers to increased participation in cultural activity; • Providing cultural services activities and venues of the highest quality and opportunities for those at all levels of ability; • Strengthening the contribution of the cultural sector in Selby District to sustainable economic growth and the wider regional agenda; • Maximising internal and external investment into the cultural sector and providing a more effective and equitable distribution of resources; • Promoting a District that recognises its cultural diversity and excels in the harmony between preserving traditional culture and developing new and exciting opportunities for cultural growth; • Identification and agreement of common goals. Increased co-operation and sharing of information and resources between partners to avoid conflict; and • Developing and promoting the District, both within the UK and internationally, as a diverse and quality tourist and business destination.
<p>Opportunities, synergies, constraints and challenges</p> <p>The geographical size and sparsity of population in Selby leads to rural isolation. This issue influences a number of barriers to increased enjoyment of cultural activity in the District, including physical access, increased cost, poor awareness and quality of facilities.</p> <p>Accessibility constraints are primarily concerned with the limited transport infrastructure, large distance to travel, financial cost of getting to facilities and limited awareness of cultural activities and resources.</p> <p>Selby has a strong and distinct cultural identity that should be celebrated but equally there is a need to promote cultural growth and greater diversity whilst preserving local distinctiveness.</p> <p>Facilities, largely due to the rural nature of the District, tend to be of a lower quality or standard than in larger urban areas. There is a clear need to raise both the quantity and the quality of cultural provision in the District.</p> <p>There are a number of groups who are not actively engaged in cultural activity and it is important that greater opportunities are created to involve them in cultural activity.</p>
<p>Implications for the SAPP and SA</p> <p>Consider objectives within the SAPP where possible and appropriate.</p>
<p>Homelessness Strategy 2008 - 2012 (2008 - Selby District Council)</p>
<p>Why it is relevant</p> <p>This document sets out how Selby District Council plans to address homelessness in the District.</p>
<p>Key objectives and targets</p> <ul style="list-style-type: none"> • Reducing Homelessness through Prevention; • Reducing the use of and improving the standard of Temporary Accommodation; • Reducing the incidence of youth homelessness; • Access to Support Services to prevent homeless and increase sustainment; • Increasing the supply of Affordable Housing.
<p>Opportunities, synergies, constraints and challenges</p> <p>There is an estimated shortfall of affordable housing in the District of around 294 units per annum. The shortfall is most acute for smaller properties (one and two bedroom), and fall across most parts of the District.</p>
<p>Implications for the SAPP and SA</p> <p>The SAPP and SA Framework should consider the provision of suitable housing for all.</p>
<p>Selby District Community Safety Partnership Plan 2011 – 2014 (2011 - Selby District Community Safety Partnership)</p>
<p>Why it is relevant</p> <p>The Strategy aims to deal with the community safety issues that affect the quality of life of people who live and work in the District.</p>
<p>Key objectives and targets</p>

<p>Reduce the harm caused by alcohol</p> <ul style="list-style-type: none"> • Support the Night Marshal Service and Night-Time Economy problem solving plan Support the Licensing Act reforms; and • Support the revised County alcohol harm reduction strategy. <p>Support the multi-agency delivery of the North Yorkshire Police Control Strategy:</p> <ul style="list-style-type: none"> • Continue to work together through the joint tactical tasking and coordinating group to tackle Serious Acquisitive Crime; Policing the Roads; and • Organised Crime Groups and dealing with Repeat Victimization – Crime and ASB. <p>Anti-Social Behaviour</p> <ul style="list-style-type: none"> • Develop our structures around reducing anti-social behaviour; and • Implement new legislative changes likely to be rolled out across England and Wales to rationalize and improve the tools and powers available for tackling anti-social behaviour.
<p>Opportunities, constraints and challenges</p>
<p>Engaging with our local communities is one of the key functions of the CSP.</p> <p>In Selby District the key accident types to tackle are road collisions, fire-related accidents, accidents in the home and water-related accidents.</p>
<p>Implications for the SAPP and SA</p>
<p>The SAPP should consider how it can contribute to reducing crime, and the SA Framework should include objectives to help meet these targets.</p>
<p>Development Strategy for increasing its supply of affordable housing stock (2013 - Selby District Council)</p>
<p>Why it is relevant</p>
<p>The Strategy sets out the vision for affordable housing.</p>
<p>Key objectives and targets</p>
<p>The objectives of the strategy are to:-</p> <ul style="list-style-type: none"> • Enabling the provision of more affordable homes; • Maintaining and improving the existing housing stock; • Delivering community renaissance; • Improving access to housing services; • Reducing homelessness.
<p>Opportunities, constraints and challenges</p>
<p>Housing Need for the district was established through the Strategic Housing Market Assessment 2009 (SHMA), which advised that Selby District at that time had a population of around 81,200, and is a high demand area for housing.</p> <p>Selby North has the highest level of poor private housing in the District and is in the country's most deprived 25%. Most other wards are the country's least deprived 50%. Of the 28,387 private dwellings only 5% are flats. This figure sits uncomfortably against the general District desire for small accommodation units. This shortfall needs to be tackled through planning, private housing and Public Finance initiatives.</p> <p>There is not a significant overcrowding issue in the District – over 90% of all other England and Wales Authorities have a greater problem. The number of households without their own bath/shower and toilet is even lower – only 40 – placing Selby in the lowest 5% in England & Wales and the very lowest in Yorkshire and The Humber.</p> <p>The demand for affordable social rented homes continues to grow and homelessness presentations have increased over the past few years. Council housing stock is diminishing through right to buy sales and some rural villages have no remaining stock. The supply of new housing in the District continues to be low. All of these issues contribute to the lack of affordable housing in the District.</p>
<p>Implications for the SAPP and SA</p>
<p>Consider Strategy objectives in formulating SAPP policies.</p>
<p>Recreational Open Space Strategy (2006 - Selby District Council)</p>

Why it is relevant
The Selby Recreational Open Space Strategy provides a comprehensive framework for the auditing, assessment and future provision of recreational open space, including children's play areas, outdoor sports and other community outdoor recreational facilities across the District.
Key objectives and targets
<ul style="list-style-type: none"> • To enhance the access and quality of recreation and open space; • To gain community involvement in the development and maintenance of their recreation spaces; • To ensure that recreation open space provision keeps pace with new housing development and seek in partnership with other organisations and bodies to rectify any identified shortages; • To make provision for the sport and recreation needs of the community, including the disabled.
Opportunities, synergies, constraints and challenges
Recreational open space should be protected through local planning policies and no losses should be approved unless an audit of provision and an assessment of needs have been undertaken.
Implications for the SAPP and SA
The SAPP should consider the need for increased recreational open space wherever possible, and should ensure that recreational open space is accessible to all.
Selby District Council Play Strategy 2007 to 2011, reviewed 2008 (2008 – Selby District Council)
Why it is relevant
Selby District Council has a shortfall of play space and recreational open space (ROS) and this strategy identifies priorities for action.
Key objectives and targets
<p>To improve the amount of good-quality recreation and open spaces in the district and to improve access to them.</p> <ul style="list-style-type: none"> • To get the community involved in developing and maintaining their recreation spaces, now and for future generations; • To improve the quality of recreation facilities for young people, particularly those identified by young people.
Opportunities, synergies, constraints and challenges
Recreational facilities should be protected through local planning policies and no losses should be approved. Opportunities to improve recreational open space should be identified.
Implications for the SAPP and SA
The SAPP should consider allocations of play space and recreational provision according to shortfalls identified within the Play Strategy and also encourage provision of play space/ROS within allocations for housing.
Selby District Council Countryside and Greenspace Strategy (2013 – Selby District Council)
Why it is relevant
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.
Key objectives and targets
<ul style="list-style-type: none"> • 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 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;

<ul style="list-style-type: none"> • To promote awareness, education and training in environmental and countryside issues, 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.
<p>Opportunities, synergies, constraints and challenges</p>
<p>The Strategy aims to ensure biodiversity enhancements and green infrastructure are included as part of all new developments. Improving access to recreational opportunities is also identified as a key objective.</p>
<p>Implications for the SAPP and SA</p>
<p>The SAPP should consider whether individual site allocations or development management policies should include reference to green infrastructure, biodiversity and recreational opportunities.</p>
<p>Selby District Council Climate Change Strategy, 2008-2013 (2008 – Selby District Council)</p>
<p>Why it is relevant</p>
<p>The Climate Change Strategy addresses how climate change will impact on Selby District Council and what they are able to do about it. The strategy includes a climate change action plan which forms the first of a series of five-year action plans.</p>
<p>Key objectives and targets</p>
<ul style="list-style-type: none"> • To integrate carbon management into corporate procurement; • To ensure that greenhouse gas emissions resulting from new development are minimised as far as possible; • To deliver long term cost savings from managing carbon emissions and water use; • To inspire staff and member participation in the implementation of the carbon management actions and initiatives; • To work with other organisations within the District to raise awareness of carbon management and to share experience; • Examines the evidence for climate change and how it may affect life in Selby District and the delivery of the Council's services; • Formulates policies in terms of the Council's role in addressing the causes of climate change and managing its impacts; • Considers what actions the Council and its partners may take to address and manage the causes and effects of climate change.
<p>Opportunities, synergies, constraints and challenges</p>
<p>Theme 1 of the plan sets out how reducing the need to travel will be a priority for the Council by enabling residents and visitors' access to the amenities they need with fewer and shorter car journeys. The strategy also encourages sustainable development.</p>
<p>Implications for the SAPP and SA</p>
<p>The SAPP will need to consider access to facilities in the site allocations and/or provision of other local services as part of the allocations. Also, the need to additional policies (over the Core Strategy) in relation to sustainable development should be considered.</p>
<p>Air Quality Progress Report & Air Quality Updating and Screening Assessment for Selby District Council (2013 - Air Quality Consultants)</p>
<p>Why it is relevant</p>
<p>The updating and screening assessment details the quality of the District's air, in comparison to the national air quality objectives.</p>
<p>Key objectives and targets</p>
<p>To identify whether the air quality situation has changed since the first round of review and assessment, and if so, what impact this may have on predicted exceedences of the air quality objectives.</p>

<p>Opportunities, constraints and challenges</p> <p>No exceedences of the air quality objectives are currently predicted. No local Air Quality Management Areas (AQMAS) are required within the District at present.</p>
<p>Implications for the SAPP and SA</p> <p>The objectives of the SA Framework should consider the need to maintain the good standard of air quality across the District and prevent any activities that would be likely to cause future exceedences of the air quality objectives.</p>
<p>Selby District Renaissance Charter (2005 - Urban and Economic Development Group)</p>
<p>Why it is relevant</p> <p>The Urban Renaissance programme takes a long-term view on revitalising the towns of the District, looking ahead over a 25-30 year period.</p>
<p>Key objectives and targets</p> <p>The Charter sets out a 25 year vision for the Selby District and in particular for the three towns. The vision is based on 6 themes:</p> <ul style="list-style-type: none"> • Growing smart - the creative use of housing development to reinforce the towns; • Revitalising town centres; • Uncovering the District's hidden heritage; • Diversifying the economy; • Embracing new futures for the energy industry; and • Managing water so that it becomes an asset rather than a threat
<p>Opportunities, synergies, constraints and challenges</p> <p>There are two strands to urban renaissance - the 'stick' of planning policy to restrict out-of-town development and the 'carrot' of urban policy to make towns and cities more attractive so that they become places where people live and work out of choice rather than necessity.</p>
<p>Implications for the SAPP and SA</p> <p>The policies of the SAPP in conjunction with the Core Strategy must support the concept of urban renaissance by restricting out of town development and making the Districts town more attractive places to live.</p>
<p>The Selby Biodiversity Action Plan (2004 - North Yorkshire County Council, Selby District Council and the Selby BAP Partnership)</p>
<p>Why it is relevant</p> <p>The document identifies methods by which to conserve, enhance and restore biodiversity in Selby and contributes to the targets set out in the UK Biodiversity Action Plan.</p>
<p>Key objectives and targets</p> <p>The Selby Biodiversity Action Plan seeks to achieve the following:</p> <p>Ensure national targets for species and habitats (in the UK BAP) are translated into effective action at the local level.</p> <p>Identify targets for species and habitats of local value.</p> <p>Develop effective, long-term local partnerships.</p> <p>Raise awareness of the need for biodiversity conservation.</p> <p>Consider opportunities for conservation of the whole biodiversity resource.</p> <p>Set up a monitoring programme for local priorities.</p> <p>Set up a reporting programme.</p> <p>To conserve and restore all ancient semi-natural woodland and to increase the number of woods under unfavourable management. To increase the amount of new woodland from the current 1.7% of the Selby land area to the Yorkshire average of 6.7%.</p> <p>Ensure positive conservation management of all key lowland wood pasture and parkland sites. In the long term, double the area of wood pasture by reinstating the habitat on sites where it occurred historically. Retain veteran trees wherever they occur.</p>

<p>To retain and manage all Ancient and species-rich hedgerows, and to double the amount of species-rich hedgerow, using plants of local provenance.</p> <p>Increase the biodiversity potential of all arable farmland by appropriate cropping practices and conservation management, thereby helping to restore recent losses of farmland wildlife.</p> <p>Maintain the extent and quality of remaining remnants of Floodplain grazing marsh. Double the existing resource, which will benefit birds in particular.</p> <p>To conserve and enhance all remaining areas of species-rich, unimproved grassland. Doubling of the resource through restoration and re-creation.</p> <p>Double the Lowland heathland resource, through re-creation, restoration and management, and manage it for priority Selby species.</p> <p>To increase understanding of the extent, quality, ownership and current management of Fen habitat in the District, and to conserve and enhance all fen communities. To investigate techniques for fen creation and increase the resource by one site.</p> <p>To establish the number of reedbeds in the District and to double the resource.</p> <p>Carefully target the creation of hundreds of water bodies for wildlife and bring all existing water bodies into favourable conservation management.</p> <p>To improve the biodiversity of the canal and navigable river corridors.</p> <p>To ensure an integrated and sustainable approach to river management with the key aims being environmental improvements and increased biodiversity.</p> <p>To maximise the wildlife value of Selby District's greenspace, through education and encouraging management practices sympathetic to wildlife.</p> <p>A stable, resident, breeding otter populations to be present at carrying capacity throughout all rivers and tributaries in Selby District by 2014.</p> <p>To identify remaining water vole populations in Selby District and to increase the number of water voles through habitat expansion, creation and management, to the 1997 level.</p> <p>Expand the great crested newt population by working with planners, developers and land managers to protect existing and create new breeding ponds and foraging habitat.</p> <p>To maintain all existing populations of tansy beetle in the Selby District and to increase its distribution, along both banks of the River Ouse.</p> <p>To establish the butterfly's distribution and increase its distribution.</p> <p>To maintain a population of pillwort on at least one site in Selby District.</p> <p>Greatly increase the number of suitable pools for colonisation by aquatic beetle, and maintain one or more populations of this species in the District.</p> <p>To increase the population and geographical ranges of all eight species of bats.</p>
<p>Opportunities, synergies, constraints and challenges</p>
<p>There are 13 habitats, and 12 species that require priority action in the District.</p>
<p>Implications for the SAPP and SA</p>
<p>Protect and enhance Selby's Biodiversity through the Site Allocations and DMPs.</p>
<p>Selby District Council Strategic Flood Risk Assessment (2008 & 2010 - Selby District Council)</p>
<p>Why it is relevant</p>
<p>Significant areas of the District lie within the high risk flood zone, placing significant constraints on planning and development in the area.</p>
<p>Key objectives and targets</p>
<p>To ensure that future planning and development is progressed with due consideration paid to flood risk issues and to promote the use of suitable mitigation measures such as sustainable drainage.</p>
<p>Opportunities, synergies, constraints and challenges</p>
<p>The findings of the SFRA provide significant development constraints for the District, having identified that large areas of land earmarked for development is constrained by flooding. The allocation of land for future development must pay regard to the recommendations of the SFRA.</p>
<p>Implications for the SAPP and SA</p>

<p>The SAPP, in conjunction with the Core Strategy, should ensure that flood risk management is central to the planning and development of the area going forward.</p>
<p>Selby District Council Employment Land Study (2007) and Employment Land Refresh (2010)</p>
<p>Why it is relevant</p>
<p>There appears to remain a strong stock of indigenous employment activity – linked to manufacturing and distribution/warehousing specifically. In this headline shift away from traditional (and nationally declining sectors) lies the key challenge for the economic development of the District: its current dormitory role, providing a highly qualified workforce to adjacent centres including York and Leeds primarily, can only be reversed through the delivery of a higher value service sector (specifically BPF5 sector) employment.</p> <p>Overall the economy within the District has experienced high levels of economic growth and the workforce is highly skilled and have above average earnings. Levels of enterprise are established through the number of new businesses, which has increased by 8 per cent since 2005.</p>
<p>Key objectives and targets</p>
<p>The Study is intended to provide a detailed assessment of future employment land and supply. It takes into account econometric forecasts and business surveys, take-up rates and market conditions, and reflects the wider role of Selby in the Leeds City Region and Yorkshire and Humber regional context. The Employment Land Refresh provides an update to the study to take account of changes in the economy and up to date guidance.</p> <p>The aims of the study are to:</p> <ul style="list-style-type: none"> Provide a detailed evidence base for the new Local Plan; Recommend how the Council can plan for future economic development activity; Assist work on the City Regional Development Plan economic growth objectives; and Support the Selby Renaissance Programme. <p>Specifically the studies provide a detailed evidence base relating to employment land demand and supply. The employment land refresh found that most of the available employment land was around the main town of Selby and most sites are medium constrained. Existing stock is old and not necessarily suitable for modern businesses. New employment land requirements were identified up to 2026.</p>
<p>Opportunities, synergies, constraints and challenges</p>
<p>There is an existing threat to the Selby District economy linked to out commuting – specifically the extent to which a workforce has been imported without the accompanying jobs. In the context of the Regional Spatial Strategy this is an important consideration, and indicative of the need for a focus on economic development. By bringing forward an appropriate range of employment land (scale and location) there is a real opportunity to ensure a portfolio of sites for business and sustainable growth across the District, assisting in the delivery of sub-regional and regional priorities.</p>
<p>Implications for the SAPP and SA</p>
<p>A series of recommendations are provided in this document relating to the need to allocate additional land, protect existing employment locations, and support rural diversification specifically. The SA will need to consider the effects of these recommendations to ensure that the local economy is strengthened in the most sustainable way.</p>
<p>Strategic Housing Land Availability Assessment (2012 - Selby District Council)</p>
<p>Why it is relevant</p>
<p>The SHLAA sets out land available for housing in the District.</p>
<p>Key objectives and targets</p>
<p>The primary role of the SHLAA is to:</p> <ul style="list-style-type: none"> • Identify sites with potential for housing; • Assess their housing potential; and • Assess when they are likely to be developed. <p>The Assessment provides evidence to demonstrate whether or not there is a five year supply of deliverable land for housing by identifying as many potential housing sites as possible and assessing their deliverability over a 15 year time horizon (from the predicted date of Core Strategy adoption), in partnership with housebuilders and land agents. It will help in assessing whether there are sufficient developable sites to deliver the Core Strategy housing requirements.</p>

Opportunities, synergies, constraints and challenges

One of the main issues is to have regard to the existing settlement structure and the local housing needs which it generates, whilst at the same time changing the emphasis of future development to focus more strongly on Selby.
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Implications for the SAPP and SA

The SAPP will need to allocate sufficient deliverable land to provide the required amount of housing, of an appropriate mix.
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Appendix B Updated Baseline Data

Detailed Baseline Data for the District

Subject	Baseline Information
ECONOMIC	
Economic Performance	<p>Selby District Core Strategy Local Plan 2013</p> <p>Based on 2012 data published by the office for national statistics, public admin, education and health now represents the largest industry sector with 21.1% of employee jobs, followed by manufacturing (20.3%), financial and other business services (14.3%) and wholesale and retail services (12.1). This represents a change from 2009 when Financial and other business services represented the largest sector (26.5%) followed by wholesale/retail, construction and hotel/restaurants.</p> <p>Traditionally the economy of the District has been based on industrialised forms of employment, including coal mining and power generation. Agriculture has also traditionally been important to the local economy. Whilst employment in agriculture is declining, agriculture remains an important use of land and source of opportunities for rural diversification. Other employment in the District is concentrated in service villages in the form of shops and other local services although since 2005, there has been an increasing decline in those rural services particularly with the closure of more than 20 post offices in 2008.</p>
Employment	<p>Selby District Core Strategy Local Plan 2013/ National Statistics/ 2011 Census:</p> <p>Selby is the main employment centre but there is also significant employment at Sherburn-in-Elmet and, to a lesser degree, Tadcaster. Unemployment is generally lower than regional and national averages with 5.5% unemployment compared with 9.3% regionally and 7.8% nationally.</p> <p>In 2012, 39,000 jobs were supported by the District. Employment is primarily concentrated in Selby and adjacent Parishes, Tadcaster, Eggborough/ Whitley Bridge and Sherburn-in-Elmet, with additional pockets at more rural locations.</p> <p>Between April 2013 to March 2014, the employment rate for those of working age (16-64) residing in the District was 76.3%. The average for Yorkshire and the Humber was 70.1% and Great Britain was 71.7% for the same period.</p> <p>In May 2013, the number of people claiming Job Seekers Allowance was 1.6%, compared with Great Britain as a whole which stood at 2.4% and Yorkshire and Humber which stood at 3.1%.</p> <p>Considerable out-commuting to Leeds, York and other employment centres, takes place from the District. In 2004 49% of commuting journeys originating within the District terminated outside the District. 16% of commuting journeys terminated in Leeds, 12% in York and 8% in Wakefield. This level of out-commuting is the highest in the Region. Almost no commuting journeys are made into the District.</p>
SOCIAL	
Demographics	<p>Selby District Core Strategy Local Plan 2013/ National Statistics/ 2011 Census:</p> <p>The three market towns of Selby, Tadcaster and Sherburn-in-Elmet, and a number of service villages, are the main population centres within the District.</p> <p>The Selby District resident population, according to the 2011 Census population estimates, stood at 83,449; of which 49% were male and 51% were female.</p> <p>The population of the District has risen by 9% since 2001, when Census data for this year revealed the population of Selby to be 76,468 and 16% since 1991, when the population was 71,801.</p> <p>In 2011, children under five accounted for approximately 5.8% of Selby's resident population, compared to approximately 5.2% for Yorkshire and the Humber and just under 6.2% for England and Wales. In 2011 16.8% of the District's population were of retirement age (65 and over), compared with just under 21.6% for North Yorkshire and 16.6% in England and Wales.</p>

Subject	Baseline Information
Housing	<p>2011 Census/ National Statistics</p> <p>Selby is a fairly affluent area with median property asking prices of £154,950 in Selby, £191,036 in Sherburn and £198,725 in Tadcaster. These represent between a 3% and 10% reduction compared to September 2006.</p> <p>In 2011, there were 34,559 households in the District. 40% of these are detached houses and 35% semi-detached houses, and 17% were terraced houses (including end-terrace properties).</p> <p>The average household size in the District in 2011 was 2.4 people. This was equal to the average household size for England and Wales.</p> <p>75% of households are currently owner-occupiers.</p> <p>197 were re-homed to prevent homelessness in 2013 which is the highest ever figure. 30 people were classed as statutorily homeless in 2013.</p>
Education and skills	<p>Selby District Core Strategy Local Plan 2013/ National Statistics/ 2011 Census/Department for Education:</p> <p>There are 56 primary schools, 11 secondary schools and 7 16-18 colleges within the Selby and Ainsty Parliamentary Constituency. Of these 40 primary schools and 6 Secondary schools are within Selby District. Most recent data (for the academic year 2012-2013) shows a total number of 6,995 primary school places in the District, with a total of 6,176 pupils on the school roll and a total of 6,446 secondary school places in the district, with a total of 4,967 pupils on the school roll. However, there are localised capacity issues as identified in the Infrastructure Delivery Plan.</p> <p>Office for national statistics data shows the District has higher levels of educational attainment compared with the region and England as a whole, with 39.9% of the resident population having the highest level of educational qualifications (Level 4 and above, representing those educated to degree / higher degree level, NVQ 4-5, Higher Level BTEC and other professional qualifications). This compares with equivalent figures of 30% for Yorkshire and Humber and 35.2% for Great Britain. The District has a lower proportion of residents with no qualifications (8.3%) compared with 10.4% for Yorkshire and the Humber and 9.3% for Great Britain.</p> <p>62.5% of pupils in Selby and Ainsty Parliamentary Constituency gained 5 or more GCSEs of Grades A*-C including Maths and English which is improving year on year. The level is above the national average (59.4%) but below the average in North Yorkshire (65.6%)</p> <p>Standard Assessment Test (SATs) results for North Yorkshire show that the number of students achieving at least level 4 at Key Stage 2 (the level expected of pupils aged 11 years and in their final year of primary school) was 73%. This is a reduction from earlier years with a 79% pass rate identified in 2003/4.</p> <p>The 2011 Census shows that 2.5% of the resident population of the District was in full-time education. This figure comprised school pupils and residents aged 16-74 years. In England, the figure stood at 3.4% during the same period.</p>
Deprivation	<p>2010 English Indices of Multiple Deprivation</p> <p>The Indices of Multiple Deprivation (IMD) are the Government's official measure of economic and social deprivation in England. The IMD comprise a group of statistical indicators (38 in total) which are used to rank the 32,482 Lower Super Output Areas (LSOAs, often also referred to as 'neighbourhoods') in England in terms of their deprivation.</p> <p>The District is ranked 236th least-deprived out of 354 local authorities, according to the 2010 English Indices of Multiple Deprivation. Selby District is ranked 287st on the income measure and 268th on the employment measure.</p> <p>According to the 2011 Census, 1.9% of houses in the District were without central heating.</p> <p>The LSOA with the highest level of deprivation in Selby District is located in the Ward of Selby North, it stands in the country's most deprived 10%. The Wards of Brayton, Cawood with Wistow, Riccall with Escrick, Sherburn-in-Elmet and Monk Fryston all contain the least deprived LSOAs in Selby District containing LSOAs that stand in the country's 10% least deprived.</p> <p>22 per cent of households have incomes below £10000 which is well below the national average and 47 per cent have incomes over £20000 which is above the national average.</p>

Subject	Baseline Information																																																								
Crime	For the year ending April 2011, the crime rate recorded per 1000 population in Selby District was the third highest in North Yorkshire at 38.10, below York and Scarborough. However, the rate is below average for similar districts in the country (41.69)																																																								
Health	<p>Selby District local Plan/ 2011 Census/ONS/NHS Direct</p> <p>Health services in the Plan area are mainly provided by the Primary Care Trust. Principal facilities include the Selby War Memorial Hospital that provides inpatient, outpatient and minor injuries facilities, a community unit for the elderly and mentally ill, clinics in Selby and Tadcaster, and an ambulance station in Selby.</p> <p>In 2011 4.6% of the District's population considered their health to be 'bad' or very bad. This is in comparison to 6% in England. 16.4% of the District's population has a limiting long-term illness, which is below the national average of 17.6%.</p> <p>In May 2013, 2,100 people in Selby received Incapacity Benefits. This represents 3.9% all people under the age of 65 living in the area, compared with 5.6 % of the population in Great Britain.</p>																																																								
ENVIRONMENTAL																																																									
Biodiversity, Flora and Fauna	<p>The District has a rich and diverse rural habitat. Selby contains notable 'Natural Areas', namely the Humberhead Levels, the Southern Magnesian Limestone Area and the Vale of York and Mowbray Natural Area. These contain a particular geology, wildlife, land use or cultural heritage distinguishing them from other natural areas in the UK.</p> <p>The District contains 13 SSSIs including the River Derwent and Derwent Ings which fall within both Selby and a number of adjoining Districts. Fairburn/Newton Ings SSSI which was originally included within Selby District is now located wholly within Leeds, West Yorkshire. The SSSIs represent a total area of approximately 1,000 hectares within Selby district. Of this, over 99% is in a favourable or recovering position, which is above the Government's target for 95% of SSSIs to be in a favourable or recovering position by 2010. The condition of the SSSIs remains similar to previous SA work of 2005 except Skipworth Common where 91hectares of the SSSI has changed from unfavourable recovering to favourable and Derwent Ings where an additional 17 hectares are now in a favourable condition.</p> <table border="1" data-bbox="448 1272 1452 2033"> <thead> <tr> <th></th> <th>Favourable (ha)</th> <th>Unfavourable Recovering (ha)</th> <th>Unfavourable No change (ha)</th> </tr> </thead> <tbody> <tr> <td>Brighton Meadows</td> <td>35.41</td> <td>2.66</td> <td>0</td> </tr> <tr> <td>Brockdale</td> <td>48.27</td> <td>9.68</td> <td>1.41</td> </tr> <tr> <td>Burr Closes</td> <td>1.28</td> <td>0.00</td> <td>0</td> </tr> <tr> <td>Derwent Ings*</td> <td>299.05</td> <td>368.68</td> <td>0</td> </tr> <tr> <td>Eskamhorn Meadows</td> <td>13.68</td> <td>0.00</td> <td>0</td> </tr> <tr> <td>Forlorn Hope Meadow</td> <td>0.00</td> <td>1.70</td> <td>0</td> </tr> <tr> <td>Sherburn Willows</td> <td>2.83</td> <td>1.89</td> <td>0</td> </tr> <tr> <td>Skipworth Common</td> <td>141.60</td> <td>153.71</td> <td>0</td> </tr> <tr> <td>River Derwent*</td> <td>26.11</td> <td>380.46</td> <td>1.69</td> </tr> <tr> <td>Stutton Ings</td> <td>5.40</td> <td>0.00</td> <td>0</td> </tr> <tr> <td>Bolton Percy Ings</td> <td>6.97</td> <td>0.00</td> <td>0</td> </tr> <tr> <td>Tadcaster Mere</td> <td>8.71</td> <td>0.00</td> <td>0</td> </tr> <tr> <td>Kirkby Wharfe</td> <td>4.43</td> <td>17.53</td> <td>0</td> </tr> </tbody> </table>		Favourable (ha)	Unfavourable Recovering (ha)	Unfavourable No change (ha)	Brighton Meadows	35.41	2.66	0	Brockdale	48.27	9.68	1.41	Burr Closes	1.28	0.00	0	Derwent Ings*	299.05	368.68	0	Eskamhorn Meadows	13.68	0.00	0	Forlorn Hope Meadow	0.00	1.70	0	Sherburn Willows	2.83	1.89	0	Skipworth Common	141.60	153.71	0	River Derwent*	26.11	380.46	1.69	Stutton Ings	5.40	0.00	0	Bolton Percy Ings	6.97	0.00	0	Tadcaster Mere	8.71	0.00	0	Kirkby Wharfe	4.43	17.53	0
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Subject	Baseline Information				
	Total	593.74	936.31	3.1	
	<p>* Only a section of the SSSI located within Selby District (348.28 of Derwent Ings and 184.54 of River Derwent is in Selby District).</p> <p>Other designations in the District include the Derwent Valley Special Protection Area, National Nature Reserve (NNR) and Ramsar Site. Skipworth Common is designated a NNR. There are over 100 Sites of Importance for nature conservation (SINCs) comprising 1,973 ha of land.</p> <p>There are 3 Regional Character Areas which affect the District: The Vale of York; Southern Magnesian Limestone and The Humberhead Levels. Selby is also defined by 10 Local Landscape Character Areas.</p> <p>Recent surveys carried out on behalf of Selby District Council reveal a continuing loss of wildlife habitats and only 3.7% of the Plan area is now covered by natural or semi-natural habitats. The percentage land area of semi-natural habitat types comprises: Woodland 1.7%; Scrub 0.7; Neutral grassland 0.8%; Calcareous grassland 0.05%; Acidic grassland 0.2%; Marsh 0.3%; Swamp 0.2%; and Heathland 0.05%</p> <p>In April 1997 there were 237 confirmed Tree Preservation Orders in the District.</p>				
Recreation Open Space	<p>The District Council's 2001 survey of recreation open space revealed that the general level of provision of the Plan area falls well below the standard recommended by the National Playing Fields Association (NPFA) of 2.4 hectares (6 acres) per 1,000 population.</p>				
Transport	<p>The District benefits from well-developed transportation links. It is crossed by a number of railway lines and major roads, including the M62, A1, A19, A63 and A64. There are six railway stations which, whilst primarily catering for commuter traffic, also provide access to other main line stations.</p> <p>The A1 in North Yorkshire forms part of the principal route from London to Edinburgh, east of the Pennines. The road has considerable strategic importance and a number of sections presently carry traffic far in excess of capacity. The A63 east of Selby and the A19 north of Selby form part of an increasingly busy designated route between York and the M62 motorway junctions near Goole. The A64 forms an important route between Leeds, York and Scarborough.</p> <p>Public transport connections to Leeds and York are good but public transport between the three towns and connections to surrounding villages could be improved. The remoteness of some areas and variable bus services has led to more people depending on cars. As a result Selby District has the highest percentage of people who travel to work in a car or van in North Yorkshire. The 2011 Census indicates that a high proportion of people travel to work by car (63%). A high percentage of households have two cars (34.5%).</p> <p>Many residents, particularly those in rural areas, rely on public transport to travel to work, school, shops and other facilities. However, because of transport issues from rural areas, 39% said they had difficulty using cultural and recreational facilities and 31% had difficulty getting to hospital. These affect vulnerable groups including the elderly, those with disabilities and those with young children in particular.</p> <p>As the area is relatively flat cycling is a convenient form of transport and there are a number of cycleways, including the Selby-York Spur of the Trans-Pennine Trail, and the cycleway alongside the Drax/Airmyn Link Road.</p>				

Subject	Baseline Information
Built/ Cultural Heritage	<p>Within the District, there are 47 Scheduled Monuments, 619 Listed Buildings and 23 Conservation Areas (which cover a total of approximately 449 hectares -0.75% of the plan area).</p> <p>In 1991, 3% of the Listed Buildings in Selby District were reported as in need of urgent repair, with a further 7% likely to be in need of attention in the longer term.</p> <p>There are 10 Historic Parks and Gardens in the District (which are important at the national and local levels): Byram Hall; Carlton Towers; Grimston Hall; Hazleton Castle; Monk Fryston Hall; Moreby Hall; Newton Kyme Hall; Nun Appleton Hall; Queen Margaret's School, Escrick; and Scarthingwell Park. Moreby Hall and Nun Appleton Hall are included in English Heritage's national register.</p> <p>The District is also rich in archaeological remains and contains 47 scheduled sites of archaeological importance which includes upstanding monuments such as Cawood Castle and ruins such as Kyme Castle.</p>
Land and Soil	<p>The District is characterised by open sparsely wooded arable landscapes, consisting of generally high quality farmland. A large proportion of the District lies within the Vale of York which is a fertile and predominantly flat area centred upon the Ouse Valley, where farming practice is mainly devoted to the cultivation of cereals and root crops. Substantial areas are classed by DEFRA as Grade 1, 2 and 3a quality.</p> <p>In addition, the A1 corridor within Selby District has Green Belt status.</p>
Ground Contamination	<p>1140 potential sites have been identified within Selby with contaminated land. In 2001 it was estimated that around 200-250 potential sites would be identified. This represents a 360% increase in sites (Contaminated Land Strategy Review, Selby District Council, 2004).</p>
Water Resources	<p>The District contains several major watercourses including the rivers Ouse, Wharfe, Aire and Derwent. The Aire and Calder Navigation and the Selby Canal also pass through the District.</p>
Flooding	<p>The flood plain that covers most of the District is crossed by the Ouse, the Wharfe, the Aire and the Derwent. The land is generally only 20 feet above sea and therefore prone to flooding. This is caused by both rain flowing down river and by tidal surges from the sea. Almost a quarter of the District falls within the 100yr flood level.</p> <p>The urban area of Selby situated in the flood plain benefits from existing flood defences. Areas to the north-west and south-east outside the existing urban area of Selby are susceptible to flooding and are without flood defences. Management options are currently being explored by the Environment Agency.</p>
Waste	<p>Waste Date Flow Data for Local Authority Collected Waste 2012/2013 indicates that during the local authority collected 38 tonnes of household waste and non household waste, of which 15.9 tonnes (41%) was recycled, reused or composted. The household waste recycling rate reached 43.2% in England in 2012/13.</p>

APPENDIX C SA FRAMEWORK USED IN ASSESSMENT

The following section presents the SA Framework, through which the Sites and Policies Local Plan (SAPP) will be assessed. The SA objectives and indicators include the modifications made as a result of the consultation on the 2005 Core Strategy SA Scoping Report. The SAPP will not be tested against all of the SA Framework either because the sub-objectives are considered to have already been addressed as part of the Core Strategy and these issues will not be reconsidered as part of the SAPP or because the sub-objectives are not relevant to the SAPP. Instead only a tailored selection of SA Framework objectives have been selected.

In addition, some of the Sub-Objectives will only be relevant to the Land Allocations (including Housing Allocations, Employment Land Allocations, Green Belt Review, Strategic Countryside Gap review and/or Development Limits review) whilst others will only be relevant to the DMP. Table C1 provides further information on the process for refining the SA Objectives and Sub-Objectives and which Sub-Objectives are currently considered likely to be relevant to the Land Allocations and which are likely to be relevant to the DMP. Given that, at this stage, the DMP and details of the Site Allocations are not known, the relevance of the Sub-Objectives will need to be reviewed as the SAPP develops.

Table C1: Justification for the Refinement of Sub Objectives and Relevance to the Elements of the SAPP

Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification	
ECONOMIC				
1 Good quality employment opportunities available to all				
1.1	Will it provide employment opportunities that match and enhance the needs and skills of the local workforce?	✓	?	Employment land will be allocated within the SAPP. Dependent upon whether it is decided to provide details on specific employment types within each allocation, this sub-objective may be able to be assessed.
1.2	Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?	✓	×	The location of employment land would be first selected on the basis of the Settlement Hierarchy laid out by the Core Strategy and other key land constraints such as flood risk or ecological designations. The accessibility of the sites (refer to SA Objective 10) will have a bearing on this sub-objective by encouraging sites which are accessible by public transport, walking and cycling to a wide area including those areas experiencing higher levels of deprivation and unemployment.
1.3	Will it promote or support equal employment opportunities?			This information is neither readily available nor reasonable to assess as part of a spatial plan. Health and safety at work and equal
1.4	Will it promote healthy working lives (including health and safety			

Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification
at work, work-life/home-life balance, healthy workplace policies and access to occupational health)?			opportunities policies are company specific and developed in line with legislation and national guidance.
1.5 Will it offer employment opportunities to disadvantaged groups (including people with mental health problems, disabilities and people from ethnic minority groups)?			
1.6 Will it ensure employment opportunities are accessible by public transport?			This is considered as part of SA Objective 10.
2 Conditions which enable business success, economic growth and investment			
2.1 Will it increase the amount of employment land in the District?			The level of employment land is already set as part of the Core Strategy and the SAPP will only consider allocation of specific sites.
2.2 Will it encourage rural diversification?	✓	✓	Rural diversification has already been dealt with as part of the Core Strategy (Policy SP2 and SP13). Further supplementary policies could be provided as part of the DMP or Site Allocations provided for employment in rural areas.
2.3 Will it encourage diversification of traditional industries?			Policy SP13 of the Core Strategy already encourages diversification. It is considered that no further information is required in this regard.
2.4 Will it maximise local skills?			This is considered outside of the scope of the SAPP.
2.5 Will it enable investment and business development?			Allocation of sites for both housing and employment land would enable investment and business development. It is therefore considered that this does not enable a useful comparison of sites or development management policies.
2.6 Will it enhance competitiveness through advice, and/or support?			This is considered outside of the scope of the SAPP.
2.7 Will it set up and support local and regional supply chains?			These are considered outside of the scope of the SAPP.

Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification	
2.8	Will it increase investment in plant, machinery and research and development (R&D)?			
2.9	Will it support community-based businesses and/or support local self-help schemes e.g. credit unions?			
2.10	Will it encourage the growth of the tourism sector, including green tourism businesses and initiatives?	✓	?	Tourism may be encouraged through site allocations for tourist activities and/or allocations incorporating hotel uses. Policies on tourism may be provided by the DMP.

SOCIAL

3 Education and training opportunities to build skills and capacities

3.1	Will it ensure an adequate number of school places within the District?	?	?	The Infrastructure Development Plan (IDP) has identified that there will be a requirement for additional school places. However, this would be achieved through various infrastructure funding mechanisms and will not therefore specifically be considered as part of the SAPP. However, it is important to consider the location of the allocations in relation to existing education establishments.
3.2	Will it promote lifelong learning and widening participation in lifelong learning activities?			These are considered outside of the scope of the SAPP.
3.3	Will it provide appropriate on-the-job training?			
3.4	Will it improve levels of basic skills and/ or information/communication technology (ICT)?			
3.5	Will it support the voluntary sector and/ or promote volunteering?			
3.6	Will it ascertain skills/ skills training gaps and/ or promote specialised training for areas in transition?			

Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification	
3.7 Will it build the confidence, self-esteem and capacity of individuals?				
3.8 Will it provide high quality vocational skills?				
4 Conditions and services to engender good health				
4.1	Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?	?	?	The IDP has identified that there may be a shortfall in primary care. However, additional provision would be achieved through various infrastructure funding mechanisms and will not therefore specifically be considered as part of the SAPP. However, it is important to consider the location of the allocations in relation to existing healthcare facilities.
4.2	Will it improve the quality and integration of health services?			These are considered outside of the scope of the SAPP.
4.3	Will it promote positive health and prevent ill-health?			
5 Safety and security for people and property				
5.1	Will it reduce crime through design measures?	x	✓	Policy SP19 of the Core Strategy requires developments to minimise the risk of crime or fear of crime, particularly through active frontages and natural surveillance. This policy could be supplemented by the DMP.
5.2	Will it address the causes of crime and/ or reduce crime through intervention?			These are considered outside of the scope of the SAPP.
5.3	Will it reduce fear of crime?			
5.4	Will it reduce causes of accidents (including measures to reduce road accidents such as speed restrictions and traffic calming)?	✓	✓	Additional infrastructure requirements will be addressed as part of the IDP. However, individual allocations may consider specific infrastructure needs, where relevant. The DMP may also include measures to require traffic management.
6 Vibrant communities to participate in decision-making				

	Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification
6.1	Will it build social and community capital, capacity and confidence?			These are considered outside of the scope of the SAPP. The Council undertakes community engagement in accordance with their Statement of Community Involvement. The devolution of decision making to communities is a key component of the Localism Act 2011 and the Council is currently in the process of preparing the Appleton Roebuck and Acaster Selby Neighbourhood Plan.
6.2	Will it increase community participation in activities?			
6.3	Will it support the voluntary sector and/ or promote volunteering?			
6.4	Will it devolve decision-making to communities, where appropriate?			
6.5	Will it support civic engagement?			
6.6	Will it encourage supportive personal and community networks?			
6.7	Will it improve and increase community facilities?	✓	✓	The DMP may require or encourage improvement or increase in community facilities. Provision for community facilities may form part of the Site Allocations.
7	Culture, leisure and recreation activities available to all?			
7.1	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?	✓	✓	The SAPP may allocate sites for CLR facilities and/or as requirement on development sites. DMP may require or encourage improvements or increases in CLR facilities.
7.2	Will it increase non-car-based access to CLR activities?			Access issues are dealt with under Sustainability Appraisal Objective SA10.
7.3	Will it increase participation in CLR activities by tourists and local people?			These are considered outside of the scope of the SAPP.
7.4	Will it provide support for CLR providers and/or creative industries?			
7.5	Will it preserve, promote and enhance local culture and heritage?	✓	✓	Policy SP18 of the Core Strategy requires development to safeguard and where possible, enhance the historic environment and historic assets. This policy could be supplemented by the DMP.

		Allocations may help to support local cultural facilities.
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7.6 Will it improve access and affordability of CLR facilities which engender health, quality of life and learning? These are considered outside of the scope of the SAPP.

7.7	Will it improve and extend the Public Rights of Way (PRoW) and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?	✓	✓	Policy SP12 of the Core Strategy states that in all circumstances opportunities to protect, enhance and better join up existing Green Infrastructure, as well as creating new Green Infrastructure will be strongly encouraged. DMP may also supplement this policy with regards to recreation facilities and PRoW. Site allocations may be required to incorporate Green Infrastructure.
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7.8	Will it address the shortfall in recreational open space in the District?	✓	✓	Policy SP13 of the Core Strategy promotes opportunities relating to recreation and leisure. However, the DMP may also supplement this policy. The site allocations may include an element of open spaces/sport/leisure/recreation.
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8 Quality housing available to everyone

8.1	Will it provide appropriate housing for local needs?	✓	✓	The Site Allocations would specify the location of housing. The mix of housing appropriate to local needs has already been addressed by the Core Strategy (Policy SP9). However, the DMP may specify additional requirements in relation to for example, life time homes. The mix of housing will also be informed by the updated Strategic Housing Market Assessment (SHMA).
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8.2 Will it increase housing provision in the main District centres of Selby, Tadcaster and Sherburn-in-Elmet? The Core Strategy has already dealt with the principals of the spatial strategy and this will not be reviewed as part of the SAPP. This is therefore outside the scope of the SAPP.

8.3	Will it make housing available to all, including people in need			Affordable housing requirements have already been addressed by
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	(taking into account requirements of location, size, type and affordability)?			the Core Strategy (Policy SP9). Other housing mix issues may be covered by the Development Management policies. However, this is considered to be addressed under sub-objective 8.1.
8.4	Will it enable people to obtain and maintain tenancies?			This is considered outside of the scope of the SAPP.
8.5	Will it improve the quality of housing stock (increase safety and security, reduce unfit housing, improve accessibility for people with disabilities)?			This is largely considered outside of the scope of the SAPP. Safety and security has been covered under sub-objective 5.1 whilst accessibility for people with additional needs is considered to be addressed by sub-objective 8.1.
8.6	Will it improve the energy efficiency and insulation in housing to reduce fuel poverty and ill-health?			This is addressed as part of SA Objective 15.
8.7	Will it increase use of sustainable design and sustainable building materials in construction?			This sub-objective has been moved to become part of SA Objective 11 so that it can address design of all buildings not just housing.
8.8	Will it reduce the number of empty and difficult to let properties?			This is considered outside of the scope of the SAPP. The conversion of dwellings is permitted in certain cases by the Core Strategy (Policies SP2 and SP4).
9	Local needs met locally			
9.1	Will it provide direct support for local traders and suppliers through advice, information and training?			This is considered outside of the scope of the SAPP.
9.2	Will it support the formation, maintenance and use of local and regional supply chains for goods and services?			
9.3	Will it ensure that essential services (e.g. health services and shops) and resources to serve communities are available within reasonable non-car based travelling distance?			Accessibility to key services is covered as part of SA Objective 10.
9.4	Will it support the vibrancy of town and village centres?	✓	✓	The Core Strategy has already provided the strategic basis for the

	Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification
				location of sites. This encourages development in Selby, Tadcaster and Sherburn-in-Elmet followed by the Designated Service Villages (DSV). This is designed to support the vibrancy of town and village centres. Whilst the SAPP is not reviewing this spatial strategy the site allocations will need to conform to it and could have SA implications.

9.5 Will it investigate information/communication technology (ICT) links to connect geographically remote and disadvantaged groups to services and resources?

These are considered outside of the scope of the SAPP.

9.6 Will it support and encourage sharing of information/resources and co-operative ways of working?

ENVIRONMENTAL

10 A transport network which maximises access whilst minimising detrimental impacts

10.1	Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. by locating employment, amenities and residents in close proximity and improving public transport)?	✓	?	The allocation of sites in proximity to key resources and services should be considered.
10.2	Will it provide/improve/promote information about alternatives to car-based transport?			This is considered outside of the scope of the SAPP.
10.3	Will it support less use as well as more efficient use of cars (e.g. car sharing)?			Minimising the use of the car is considered as part of SA Sub-objective 10.1. More efficient use of cars is considered to be covered as part of Sub-objective 10.7.
10.4	Will it improve access to opportunities and facilities for all groups?			Accessibility is considered to be appropriately addressed by Sub-objective 10.1.
10.5	Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?	✓	✓	Policy SP15 of the Core Strategy makes provision for cycle lanes and cycling facilities, safe pedestrian routes and improved

	Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification
				public transport facilities. However, development specific provision of pedestrian and cycle facilities could be covered by the DMPs and Allocations.
10.6	Will it encourage freight transfer from road to rail?			The Core Strategy supports the reuse of the former Gascoigne Wood mine, provided this is directly linked to the use of the existing rail infrastructure that exists at the site. Further promotion of the use of rail freight is considered outside of the scope of the SAPP.
10.7	Will it encourage employers to develop green travel plans for staff travel to/from work and at work?	x	✓	Travel plans are required where appropriate, through Core Strategy Policy SP15. This could be supplemented by the DMPs.
11	A quality built environment and efficient land use patterns that make good use of previously developed sites			
11.1	Will it promote the development of communities with accessible services, employment, shops and leisure facilities?			The provision of services, employment, and CLR facilities is addressed in other SA Objectives. Accessibility to them is addressed in SA Objective 10. Furthermore, the Core Strategy has determined the communities within which to focus development and this is therefore outside of the scope of the SAPP.
11.2	Will it improve the resource efficiency of buildings (water, waste, energy, density, use of existing buildings, designing for a longer lifespan)?			Resource efficiency is dealt with in SA Objective 17.
11.3	Will it prevent inappropriate development in flood zones?			This is addressed as part of SA Objective 16.
11.4	Will it increase the use of sustainable urban drainage (which reduces run-off and improves water quality)?			This has been moved to SA Objective 16 as it is more compatible with this Objective.
11.5	Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?			This is considered to be covered as part of SA Objective 10.

	Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification
11.6	Will it ensure new development is well designed and appropriate to its setting?	x	✓	Core Strategy policy SP19 promotes design quality stating that 'Proposals for all new development will be expected to contribute to enhancing community cohesion by achieving high quality design and have regard to the local character, identity and context of its surroundings including historic townscapes, settlement patterns and the open countryside. The SAPP Issues and Options paper asks if a more detailed policy is required. Subject to the outcomes of consultation, a more detailed DMP may therefore be provided and would need to be considered in the SA.
11.7	Will it support local distinctiveness?			Local distinctiveness is considered to be addressed as far as possible given the available information as part of SA Objective 12.
11.8	Will it encourage high quality design in new buildings?			This is considered to be addressed as part of Sub-objective 11.6.
11.9	Will it encourage the development of Previously Developed Land?	✓	✓	Core Strategy Policy SP2 encourages use of Previously Developed Land and implementation of this should be assessed as part of the detailed site allocations.
11.10	Will it increase use of sustainable design and sustainable building materials in construction?	x	✓	Policies SP15, SP16 and SP19 of the Core Strategy consider sustainable design and construction. However, these policies could be supplemented by the DMP.
12	Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings			
12.1	Will it preserve or enhance the character, appearance or setting of Conservation Areas?	✓	✓	Conserving historic assets is considered as part of Core Strategy Policy SP18. However, this could be supplemented by the DMP. Site allocations will also be required to respond to this requirement.

	Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification
12.2	Will it preserve or, where appropriate, enhance the special character or appearance of Listed Buildings and structures or their settings?	✓	✓	Conserving historic assets is considered as part of Core Strategy Policy SP18. However, this could be supplemented by the DMP. The Site Allocations and amendments to Development Limits will need to consider this issue.
12.3	Will it preserve or enhance the character, appearance or setting of Historic Parks and Gardens?	✓	✓	Conserving historic assets is considered as part of Core Strategy Policy SP18. However, this could be supplemented by the DMP. The Site Allocations and amendments to Development Limits will need to consider this issue.
12.4	Will it preserve or enhance archaeological sites and their settings?	✓	✓	Conserving historic assets is considered as part of Core Strategy Policy SP18. However, this could be supplemented by the DMP. The Site Allocations and amendments to Development Limits will need to consider this issue.
12.5	Will it protect and/ or enhance character, appearance or setting of the Registered Battlefield or prejudice the potential for its interpretation?	✓	✓	Conserving historic assets is considered as part of Core Strategy Policy SP18. However, this could be supplemented by the DMP. The Site Allocations and amendments to Development Limits will need to consider this issue.
12.6	Will it conserve and manage locally important buildings and townscapes?	✓	✓	Conserving historic assets is considered as part of Core Strategy Policy SP18. However, this could be supplemented by the DMP.
12.7	Will it conserve and manage distinctive historic landscapes?	✓	✓	Conserving historic assets and landscape character is considered as part of Core Strategy Policy SP18. However, this could be supplemented by the DMPs. The Site Allocations and amendments to Development Limits will need to consider this issue.

	Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification
12.8	Will it provide for increased access to, and understanding of, the historic environment?			Access to and understanding of the historic environment is considered to be outside of the scope of the SAPP.
13	A bio-diverse and attractive natural environment			
13.1	Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?	✓	✓	Core Strategy policy SP18 promotes effective stewardship of the district's wildlife resource. However, the Site Allocations, amendments to the Development Limits, Strategic Gaps and Green Belt should consider sites designated for ecological importance.
13.2	Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?	x	✓	This could be covered by the DMP. These features are considered too small to be considered as part of the Site Allocations.
13.3	Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?	✓	✓	Core Strategy policy SP18 aims to identify, protect and enhance locally distinctive landscapes, areas of tranquillity, public rights of way and access, open spaces and playing fields. Locally Important Landscape Areas will be reviewed as part of the evidence base for the SAPP. This will inform the review of Development Limits, Greenbelt boundaries and strategic countryside gaps.
13.4	Will it increase understanding of ways to create new environmental assets and restore wildlife habitats?			This is considered outside of the scope of the SAPP.
13.5	Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?			Environmental enhancements are considered to be adequately covered in Sub-objective 13.1.
13.6	Will it increase the quality and quantity of woodland cover in appropriate locations using native species?			Tree planting and provision of new woodlands is encouraged as part of Core Strategy Policy SP15.
13.7	Will it protect and enhance the District's rivers?			Water pollution is considered as part of Sub-objective 14.3. Further protection and enhancement of rivers is

Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification
			considered to be outside the scope of the SAPP.
13.8 Will it promote, educate and raise awareness of the enjoyment and benefits of the natural environment and biodiversity and promote access to wildlife on appropriate sites?			This is considered outside of the scope of the SAPP.
14 Minimal pollution levels			
14.1	Will it clean up contaminated land to the appropriate standard?	✓	Preventing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil pollution is dealt with by Core Strategy Policy SP19. However, this could be supplemented by the DMPs. The allocation of sites may also encourage remediation of contaminated land through allocation on land requiring remediation.
14.2	Will it reduce air pollution from current activities and the potential for such pollution? Will it reduce the potential for air pollution or control the impact of existing air pollution on the occupiers of new developments?	✓	Managing air pollution from existing sources is considered outside the scope of a spatial planning document. Protection of air quality by new developments is required by Core Strategy Policies SP18 and SP19. However, this could be supplemented by the DMPs. The allocation of sites away from existing sources of air pollution is also a possible consideration. The sub-objective has therefore been amended accordingly.
14.3	Will it reduce water pollution from current activities and the potential for such pollution? Will it reduce the potential for water pollution control the impact of existing water pollution on the occupiers of new developments?	✓	Managing water pollution from existing sources is considered outside the scope of a spatial planning document. Protection of water quality by new developments is required by Core Strategy Policy SP18 and SP19. However, this could be supplemented by the DMPs. The management and where necessary, remediation of water pollution is also a potential consideration.

	Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification
14.4	<p>Will it reduce noise pollution from current activities and the potential for such pollution?</p> <p>Will it reduce the potential for noise pollution control the impact of existing noise pollution on the occupiers of new developments?</p>	✓	✓	<p>Managing noise pollution from existing sources is considered outside the scope of a spatial planning document. Control of noise from new developments and the impact of existing noise on new developments is covered by Core Strategy Policy SP19. However, this could be supplemented by the DMPs. The allocation of sites away from existing sources of noise is also a possible consideration. The sub-objective has therefore been amended accordingly.</p>
14.5	<p>Will it reduce light pollution from current activities and the potential for such pollution?</p> <p>Will it reduce the potential for light pollution or control the impact of existing light pollution on the occupiers of new developments?</p>	✓	✓	<p>Managing light pollution from existing sources is considered outside the scope of a spatial planning document. Control of light from new developments and the impact of existing light pollution on new developments is covered by Core Strategy Policy SP19. However, this could be supplemented by the DMPs. The allocation of sites away from existing sources of light pollution is also a possible consideration. The sub-objective has therefore been amended accordingly.</p>
14.6	Will it raise awareness about pollution and its effects?			These are considered outside the scope of the SAPP.
14.7	Will it provide support, advice and encouragement for the business sector to reduce pollution?			
14.8	Will it promote innovative and less harmful uses of potential pollutants?			
14.9	Will it include measures and research to identify and reduce pollution?			
14.10	Will it reduce the risk of pollution incidents and environmental accidents?			



15 Reduce greenhouse gas emissions and a managed response to the effects of climate change

15.1	Will it reduce greenhouse gas emissions from transport?			The spatial plan can help to achieve this through location of sites however, this is considered to be covered under SA Objective 10. Other methods to reduce greenhouse gases from transport are considered outside the scope of the SAPP.
15.2	Will it reduce methane emissions from agriculture, landfills and past and present mining activities?			This is considered outside the scope of the SAPP.
15.3	Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?			This is considered to be addressed as part of the energy efficiency targets under SA Objective 17.
15.4	Will it increase energy efficiency in all sectors?			This is considered to be addressed as part of the energy efficiency targets under SA Objective 17.
15.5	Will it research and monitor the likely effects of climate change and provide evidence and advice on the predicted consequences for affected areas and sectors?			This is considered to be outside the scope of the SAPP.

15.6	Will it plan and implement adaptation measures for the likely effects of climate change?	✓	✓	Adaptation to climate change, such as location of development in relation to flood risk, will be considered as part of the SAPP.
15.7	Will it increase the amount of energy from renewable sources that is generated and consumed in the District?	✓	✓	The Core Strategy encourages renewable energy generation through Policies SP16 and SP17. Sites may be allocated for development of renewable energy generation and "suitable areas" investigated (SP15). DMPs and Site Allocations may require certain renewable energy targets to be achieved.

16 Reduce the risk of flooding to people and property

	Key Objectives/Sub-Objectives	Relevant to the Land Allocations?	Relevant to the DMP?	Justification
16.1	Will it reduce risk from flooding?	✓	?	Policy SP15 of the Core Strategy requires development in areas of flood risk to be avoided and for flood management measures to be incorporated. The Site Allocations will apply the sequential test and where appropriate, the exceptions test. Specific policies may also be required for the Site Allocations.
16.2	Will it direct development away from flood risk areas?	✓	?	The Site Allocations will apply the sequential test and where appropriate, the exceptions test. DMPs may also require developments to be directed away from flood risk areas.
16.3	Will it prevent inappropriate development in flood zones?	✓	?	This would be addressed by the Site Allocations. DMPs may also require developments to be directed away from flood risk areas.
16.4	Will it increase the use of sustainable urban drainage (which reduces run-off and improves water quality)?	x	✓	Flood Management measures are promoted in Core Strategy Policy SP15. However further details could be provided by the DMPs and on allocated sites as appropriate.

17 Prudent and efficient use of resources

17.1	Will it increase efficiency in water, energy and raw material use?	✓	✓	This is promoted through Core Strategy Policy SP15. Further details could be provided by the DMPs. Site Allocations may include sites for renewables.
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17.2 Will it develop renewable energy/resources?

This is already considered to be covered as part of Sub-objective 15.7.

17.3	Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield sites)?	✓	✓	This would be addressed by the Site Allocations with density potentially addressed by the DMPs and on allocated sites as appropriate.
17.4	Will it increase prevention, reuse, recovery and recycling of waste?	x	✓	Policy SP18 of the Core Strategy requires developments to minimise

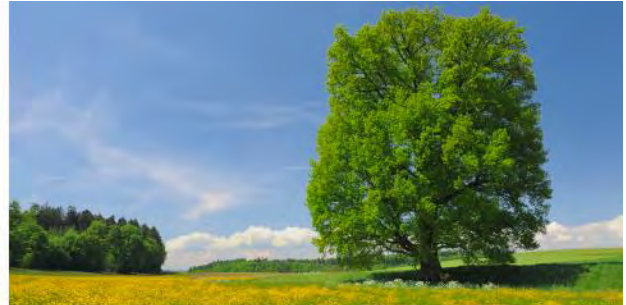


		waste generation. This could be supplemented by the DMPs.
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17.5 Will it increase awareness and provide information on resource efficiency and waste? This is considered to be outside the scope of the SAPP.

17.6	Will it reduce use of non-renewable resources?	x	✓	This is promoted through Core Strategy Policy SP18. However, further details could be provided by the DMPs.
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17.7	Will it ensure that new development exists within the constraints of the District's water resource?	✓	✓	Yorkshire Water has raised no issues regarding the District's water resources in discussions to date. Their drainage capacity is limited in some places.
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Selby District Council Sites and Policies Local Plan (SAPP) Initial Consultation

Habitats Regulations Assessment Screening Process

September 2014

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Selby District Council Sites and Policies Local Plan (SAPP) Initial Consultation

Habitats Regulations Assessment Screening Process

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This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007))

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Our Markets



Property & Buildings



Transport & Infrastructure



Energy & Utilities



Environment

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1. Background

This document describes in brief terms how the needs of the Habitats Regulations¹ will be met in the development of Selby District Council's Sites and Policies Local Plan (SAPP).

The Habitats Regulations are a key component of the local planning process that employs the precautionary principle to protect 'European sites' from damaging activities. In practice, this introduces a short series of tests that evaluate whether a (development) plan is '... likely to have a significant effect on a European Site (either alone or in combination with other plans or projects)'. If significant effects cannot be ruled out, the plan may only be adopted once an 'appropriate assessment' has been carried out and 'after having ascertained that the plan will not adversely affect the integrity' of that site. Together, these tests are known as a 'Habitats Regulations Assessment' (HRA).

As the SAPP is at such an early stage of preparation, there are no policies or Site Allocations to appraise. This report therefore describes how the SAPP will be appraised as it during the next stage of its preparation.

¹ The Conservation of Habitats and Species Regulations 2010 as amended

2. European Designated Sites of Nature Conservation Importance

European Designated Sites are the most important and heavily protected nature conservation sites in England and Europe. They include Special Protection Areas (SPA), classified under the EC Birds Directive 2009², and Special Areas of Conservation (SAC) designated under the EC Habitats Directive 1992³. It is Government policy⁴ to also include Ramsar sites⁵ in this list. Together they form a network comprising over 28000 sites across all 28 member states of the EU that protect the very best of Europe's biodiversity. European sites found within, or close to the Council's boundary are set out in Table 1.

Table 1: European and Ramsar Sites Located Within or in Close Proximity to Selby District

European Site Name	Designation
Lower Derwent Valley	SPA, SAC & Ramsar
River Derwent	SAC
Skipwith Common	SAC
Thorne Moor	SAC
Hatfield Moor	SAC
Thorne & Hatfield Moors	SPA
Humber Estuary	SAC, SPA, Ramsar
Strensall Common	SAC
Kirk Deighton	SAC

Features supported by these sites include wintering and breeding bird populations, migratory fish, saltmarsh, mudflats, heathlands and wetlands. However, it is possible that impacts from policies and allocations in Selby District may affect sites beyond those listed above and so additional sites and features may need to be considered.

² EC Council Directive on the Conservation of Wild Birds 2009 (2009/147/EC)

³ EC Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992 (92/43/EEC)

⁴ paragraph 118 of the National Planning Policy Framework of March 2012

⁵ The Convention on Wetlands of International Importance especially as Waterfowl Habitat, Ramsar, Iran 2/2/71 as amended

3. The HRA Screening Assessment Method

The proposed methodology for this assessment is adapted from published guidance and best practice. It utilises advice published by the Countryside Council for Wales⁶ and Scottish Natural Heritage⁷ as Natural England have not released guidance in England. What follows also draws heavily on independent best practice⁸.

At this stage in Selby's development plan, we are only concerned with the very first step in Habitats Regulation Assessment process, that is, whether the SAPP is '... likely to have a significant effect on a European Site (either alone or in combination with other plans or projects)'. This process is usually called 'screening'. A 'likely' effect is one that cannot be ruled out on the basis of objective information and so it is the 'likelihood' of an effect rather than the 'certainty'⁹. A 'significant' effect is one that adversely affects the reasons for the designation of the European site.

For a policy or proposal to affect a European site, there has to be a plausible link between the habitats and species for which the site has been designated and the changes that the SAPP may cause. In terms of the European sites listed in Section 2, it is anticipated that this assessment will have to take account of a range of potential impacts that include but are not restricted to:

- Recreational effects:
- Increased discharge of effluent from wastewater treatment facilities;
- Increased air pollution from facilities and traffic;
- Increased water abstraction for domestic and light industrial needs; and
- Growing urbanisation and impacts from light, noise, litter and pollution.

The Council intends to 'screen' the proposals arising out of this SAPP consultation exercise to identify which elements fall into the following categories:

- Those parts which would have no effect on a European site at all;
- Those parts which would not be likely to have a significant effect, either alone or in combination with other plans or projects.

Examples of these categories are set out in Table 2.

Table 2: Examples of Parts of the SAPP that would be Screened Out of the HRA

Categories	Explanation
General policy statements and criteria-based policies.	These are policies tend to set out the strategic direction for the Council and describe its expectations in relation to particular proposals. Because they are aspirational they cannot have any effect on a European site.
Projects referred to in, but not proposed by, the SAPP.	It is not the responsibility of the District Council to assess the impacts of major projects which it may refer to, but are proposed by other bodies and not the Council. Examples could include major roads; transmission lines; oil and gas pipelines. However, the effects of these projects may need to be considered in any 'in-combination' assessment.

⁶ Guidance for Plan Making Authorities in Wales: The Appraisal of Plans under the Habitats Directive at <http://www.ccg.gov.uk/landscape--wildlife/managing-land-and-sea/environmental-assessment/habitats-regulations-assessmen.aspx>

⁷ Habitats Regulations Appraisal of Plans: guide for plan making bodies in Scotland at http://www.snh.gov.uk/policy-and-guidance/guidance-documents/document/?category_code=Guidance&topic_id=1472

⁸ The Habitats Regulations Assessment Handbook. David Tyldesley and Caroline Chapman. Accessed on: 9 September 2014.

⁹ Managing Natura 2000 sites, EC, 2000. Section 4.4.2.

Other aspects of the SAPP that could have no likely significant effect on a site, alone or in combination with other aspects of the same plan, or with other plans or projects.

These comprise policies/proposals that because of their subject or location etc could not have a likely significant effect on a European site and include policies intended to protect the natural environment; those which don't lead to change and those which lead to change to no conceivable or significant effect.

If the screening test finds that the SAPP (or any part of it) falls into the above categories and, therefore, avoids, or would not be likely to result in, a significant effect on a European site, either alone or in combination with other plans or projects, then no further scrutiny is required and this part of the plan may proceed as normal.

However, if the risk of significant effects on a European site, either alone or in combination, cannot be ruled out, the SAPP must be subjected to further scrutiny by means of an appropriate assessment. Should this be required, this will be carried out at a later date and in a separate document. If the SAPP failed to pass that test then the plan would not be allowed to proceed unless exceptional circumstances prevailed.

Importantly, this screening stage may need to be carried out more than once. It may be necessary to repeat it at any time throughout the plan production period when changes are proposed.

The results of the screening stage and appropriate assessment, if found to be required, will be reported separately and issued for consultation at the appropriate time.

4. Interaction with the Core Strategy and Other Documents

The SAPP is one of a suite of documents that will, in time, comprise the Local Plan for Selby District; one key part of which is the existing Core Strategy. This was subject to a HRA prior to its adoption. However, where the SAPP relies on Core Strategy policies and proposals these issues will be evaluated anew to ensure there have been no changes in circumstances over time. This also applies to any saved policies or proposals from the previous Local Plan because these will not have been subjected to a HRA before.

Selby District Council

Infrastructure Delivery Plan

September 2014

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1. Introduction

- 1.1 This Infrastructure Delivery Plan (IDP) provides a resource which outlines the presence of and planned delivery of infrastructure which is relevant to the area covered by the Local Plan for Selby District. The Local Plan is not a single document but comprises the adopted Core Strategy and the emerging Sites and Policies Local Plan (when adopted). It brings together in one document the investment plans of many different organisations, in both the public and private sector. This document gives the position as of September 2014. The IDP is an evolving document and will be updated as appropriate to present the most up-to-date picture.
- 1.2 The IDP was initially developed to form part of the evidence base which underpins the Core Strategy. As it is a living document it is now being updated to support the emerging Sites and Policies Local Plan (or SAPP or 'PLAN Selby') The initial work already undertaken with IDP consultation partners will also help to inform the PLAN Selby initial consultation and help identify the required infrastructure needs to deliver the plan.

Background

- 1.3 Paragraph 162 of the NPPF states that
Local planning authorities should work with other authorities and providers to:
- *assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and*
 - *take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.*
- 1.4 The IDP forms part of the evidence base which underpins the emerging PLAN Selby and will be submitted for Examination alongside it. The IDP includes information on who will provide the infrastructure and when it will be provided. The IDP includes information on:
- Needs and cost
 - Funding sources
 - Responsibility for delivery
 - The specific infrastructure requirements of sites allocated for development in PLAN Selby
- 1.5 The IDP also supports the Community Infrastructure Levy (CIL). For this purpose, the IDP is intended to demonstrate that there is a need for a

wide variety of infrastructure improvements – it is not intended to form the Regulation 123 List, nor be exhaustive. For more information on CIL, see www.selby.gov.uk/cil

- 1.6 Due to the budgeting processes of different agencies whose projects are relevant to the Core Strategy, less information about future projects may be available than would be desired, especially for projects that are planned to take place after the first five years of the plan. The plan should make proper provision for such uncertainty where it can be demonstrated that there is a reasonable prospect of provision.
- 1.7 The Council is committed to communicating on a regular basis with stakeholders and infrastructure providers through formal consultation, meetings and correspondence. Stakeholders and infrastructure providers are kept informed of the progress of new policy documents and of proposals that may impact on their service, together with being involved in master planning exercises for sites where appropriate.

Document Structure

- 1.8 This IDP briefly outlines the current situation in the main infrastructure areas of transport, energy, education, health, water & drainage, emergency services, leisure, community facilities and green infrastructure.
- 1.9 Appendix 1 sets out a detailed table showing the known infrastructure projects planned and proposed and will also be updated as the PLAN Selby process is able to allocate sites and recognise site specific infrastructure needs.
- 1.10 Information has been gathered from key infrastructure providers, Council partners, and other organisations in a number of stages since the Core Strategy IDP was started. The infrastructure needs have been established from individual organisations' own plans and strategies, as well as consultation responses following scenario-based growth options. Other consultation exercises have also yielded information over the last few years, including for example Site Allocations Development Plan Document (SAPD) consultation¹, and research in to the Countryside and Green Spaces Strategy.
- 1.11 The key infrastructure partners include in full:
- Natural England
 - IDB York Consort
 - IDB Shire Group
 - IDB Selby
 - British Waterways
 - Arriva
 - NY Police
 - The Coal Planning Authority
 - Northern Gas Network
 - YDEL
 - NHS
 - Sport England

¹ The SADPD reached consultation on Preferred Options in 2011 but was paused while the Core Strategy was at Examination. The SAPP or PLAN Selby now replaces the SADPD and is being progressed now that the CS has been adopted.

- Parish Councils
- Campaign to protect rural England (CPRE)
- Highways Agency
- National Grid
- Yorkshire Water
- NY County Council
- Leeds City Region
- Network Rail
- NYCC
- Environment Agency
- English Heritage
- Yorkshire Wildlife Trust
- Neighbouring Authorities

2. The Situation in Key Infrastructure Areas

Transport

Road Network

- 2.1 The Highways Agency is responsible for the national Strategic Road Network (SRN), primarily motorways and major trunk roads. Specifically within the plan area they are responsible for sections of the M62, A1(M) and A64. The M62 and A1(M) are three lane dual carriageways with grade separated junctions². The A64(T) is an all purpose dual carriageway with grade separated junctions. No sections of the SRN within Selby District currently have regular weekday traffic congestion problems, however being a commuter route to the urban centres of West Yorkshire it suffers from the associated rush-hour effect.
- 2.2 The cumulative impact of development in Selby District over the life of the plan (to 2028) also indicates impacts on sections of the SRN that are outside of the District – at Askham, Bishopthorpe, Heslington, Tadcaster and Wetherby. In addition various junctions may experience capacity issues – these are the A64, A1079, A19 and A162, and the M62 at junction 34. There is a cross-boundary Technical Officers group that is addressing the A64(T). In many cases, further investigation works need to be carried out, and joint working arranged with adjacent LPAs Selby District Council commissioned its Highways Study in August 2014, to report in December 2014 which will inform the IDP and PLAN Selby when we come to determine precise numbers and locations of sites for new development.
- 2.3 North Yorkshire County Council (NYCC) is responsible for the maintenance of all the other roads in the district (except privately owned roads). NYCC has funding available to support the general maintenance of roads, bridges and railways and various minor improvements to the transport infrastructure. Funding is also in place for safety initiatives and Community Transport schemes.
- 2.4 The third Local Transport Plan (LTP3) has recently been adopted by NYCC. The LTP3 covers the period from April 2011 to March 2016, and sets out what is hoped to be achieved in terms of the issues facing residents and visitors to the County, and what types of actions can be taken to achieve objectives. It also includes information as to how transport networks and services will be managed, maintained and improved and includes measures to monitor achievement efficiency and improve performance.
- 2.5 The Highways Agency and North Yorkshire County Council are

² A junction where vehicles joining and leaving the flow of traffic do so using slip roads.

committed to partnership working with the Council, taking the form of early and continued involvement in the development of the Local Development Framework; contributing evidence and ensuring that development is centred on suitable location with appropriate infrastructure support. No strategic deficiency has been highlighted that cannot be accommodated through the planning process.

- 2.6 The HA's current position is that the level of development proposed within Selby is likely to have an impact on the strategic road network. SDC's highway study will inform PLAN Selby, and this information will be prepared in consultation with NYCC and the HA to enable them to provide more detailed comments on the scale and nature of the impact, and if any mitigation may be necessary.
- 2.7 A number of highway improvement schemes have been identified in this IDP. It should be noted that the schemes have not been designed or tested in terms of viability. These schemes were identified by the local communities but further assessments would need to take place regarding the need of such schemes and the feasibility of implementation. The costs shown are indicative only for the Purposes of CIL. Scheme design, possible land acquisition and location of statutory undertakers apparatus all need considering in future cost estimates as schemes are brought forward. The inclusion of the schemes at this early stage it to flag that there are a number of highway improvements required in the network at present, and growth in these places will exacerbate the need to take action.

Buses

- 2.8 Most of the local bus services within the Core Strategy area are provided by Arriva. Services with less coverage and/or frequency in the district are currently operated by Metro, Transdev Coastliner, Thornes, Utopia and York Pullman.
- 2.9 It is appreciated that a regular bus service is an important part of maintaining sustainable settlements, allowing people to choose to reduce the number journeys made by car, and enabling those without private transport to have independence and access to jobs and services outside of their immediate locality.
- 2.9 Although Arriva is not currently in a position to commit to long term plans for future levels of transport provision, the company is keen to receive early information on specific site development and to exchange strategic planning information with the Council.
- 2.10 A number of services that operate in the District were reduced in 2011 due to the withdrawal of NYCC subsidies. As an example of the costs associated with providing a bus route into a new development, Arriva estimate that it would cost approximately £2,500 per week to kick start a bus route through a site in Selby during its development to subsidise

early use until the site is advanced enough to support itself. This would include a 30 minute frequency service between 0700-1900. Any temporary diversion of an existing bus service through a new site would need to be calculated and risk assessed individually. Arriva and other bus service companies provide services where they are economically viable, and estimate that services can be added to in the future, provided that they are viable to the business and begin with start up funding secured through the planning process.

Rail

- 2.11 There are seven passenger rail stations within the Core Strategy area, at Selby, Sherburn in Elmet, South Milford, Ulleskelf, Church Fenton, Hensall and Whitley Bridge.
- 2.12 Network Rail's Northern Route Utilisation Strategy (RUS) seeks to balance capacity, passenger and freight demand, operational cost, and address the requirements of funders and stakeholders. The RUS for this area forecasts significantly more growth in rail usage over the next ten to twenty years. Doubts are expressed on the likelihood of accommodating growth in services, such as increased frequency and new rolling stock, beyond further train lengthening.
- 2.13 Rail infrastructure funding is allocated by the regulator every five years, but does not cover improvements or accessibility to stations. It is anticipated that these are particular areas where contributions associated with the development of large sites will be focused. The provision of additional car parking at South Milford (estimated cost excluding land acquisition is some £500,000) and installation of lifts at Selby (estimated costs is some £1.5 million) are considered to be particular priorities. Both of these projects are likely to involve funding from the rail authorities and developer contributions (possibly through CIL).
- 2.14 The Route Plan (2008) for North Trans-Pennine, North and West Yorkshire, identifies plans for a much enlarged parkway station at Micklefield, which although outside of the District, is likely to impact on travel patterns by both road and rail from inside and through the District. A less costly scheme is also being considered, to add an extra platform. Travellers from Selby would benefit from a non-stopping service if these plans go ahead, however barriers at level crossings would also need to close more regularly, with a knock on impact to road traffic. A further impact would be the loss of through trains to Micklefield/ Garforth/ Crossgates. The plans are being reviewed at this point in time.
- 2.15 Electrification of the Trans Pennine route has now been confirmed. From Neville Hill (Leeds) through to Selby station, and from Micklefield Junction to Colton Junction on the East Coast Main Line. Selective enabling works (principally bridge alterations) is scheduled for Spring 2015, to allow for the full introduction of electric services in 2018. The electrification is being funded by the Department for Transport and

delivered by Network Rail. The cost is around £250million for the whole route. As this project is wholly funded, it has not been added to the IDP table at the end of this document.

- 2.16 The national HighSpeed2 railway network will pass through Selby District as the line branches off the existing East Coast Main Line near to Church Fenton on its way to Leeds. This is part of Phase 2 of the HS2 project and is likely to start in 2032.
- 2.17 Work on the re-furbishment of the Selby swing bridge is now complete at a cost of some £8 million. The bridge re-opened on time and to budget on 8th September 2014.
- 2.18 Network Rail has an ongoing policy of reviewing its level crossings as they represent the single biggest risk to the operation of today's network. Through the local plan process (and by extension the IDP), the operator is seeking opportunities to shut crossings either through contributions to direct funding, or where an adjacent development provides the opportunity (such as the successful agreement at Olympia Park).
- 2.19 Recent funding announcements mean that most well-used services can expect to have an extra carriage added, leading to capacity to seat up to 100 more passengers on each journey.
- 2.20 A 'Yorkshire Card' (along the lines of the Oyster Card used on London Transport³) is also being considered within the plan period. This could mean that residents use local stations, rather than travelling to stations inside the West Yorkshire boundaries, to access cheaper fares.
- 2.21 The franchises that affect the District will be reviewed and re-issued in October 2015, with the tender process currently under way. This is the time for those organisations bidding for the contracts to consult with the Council. Any new plans will be included in revisions of the IDP.
- 2.22 No strategic deficiency has been highlighted that cannot be accommodated through the planning process.

Energy

- 2.23 National Grid own both the electricity transmission network and the high pressure gas transmission system present in the District, providing electricity supplies from generating stations to local distribution companies in the Core Strategy area. No capacity issues have been identified which would constrain growth planned through the life of the Core Strategy.
- 2.24 CE Electric UK is responsible for delivering electricity in the District through its subsidiary company Yorkshire Electric Distribution (YEDL). The company is in a monopoly position and regulated by Ofgem. The main drivers for investment are asset conditions and customer requests for new or improved connection capacity. The company is a consultee

³ i.e. a smartcard that stores credit, can be loaded with other passes and offers cheaper travel

on all policy documents. Yorkshire Electricity Long Term Development Statement provides information on local capacity.

- 2.25 The infrastructure that forms an essential part of the gas transmission system includes Northern Gas Networks, who are responsible for distributing gas to homes and businesses on behalf of companies who own gas. Gas is not available in all parts of the District, and Development through PLAN Selby is not dependent upon supply as LPG, oil and electricity are also available in place of gas to serve the energy needs of the District.
- 2.26 No strategic deficiencies in delivering energy have been highlighted.

Water and Drainage

Water Supply

- 2.27 Water Supply within the Core Strategy area is provided by Yorkshire Water (YW). There are two important aquifers – the Sherwood Sandstone Aquifer to the west of Selby, and the Magnesian Limestone Aquifer situated along the western side of the District. A service Reservoir also lies under Brayton Barff which is fed by rivers and groundwater.
- 2.28 The Environment Agency (EA) advise that the principal aquifer serving the District (the Sherwood Sandstone Aquifer) with public water supply is now fully committed, meaning that new abstraction licences will only be granted from the River Aire or Selby Canal.
- 2.29 Water to serve new housing developments will be available as part of the public water supply from the Yorkshire Water grid. YW advise that supply is unlikely to be a constraint, as powers exist and measures are in place to ensure supply. Water supply may be a constraint in the early years of the plan as YW work in 5 year plans, and this means that some villages/sites may not deliver until later in the plan period.

Flood Risk Management

- 2.30 The EA has been actively involved in the preparation of the Council's Strategic Flood Risk Assessment 2010 update including the stages of strategic site selection and distribution options. The EA advises that the document demonstrates a robust knowledge of the flood risk challenges in the District. The SFRA will be updated as part of a program working with the EA, IDB and NYCC as the strategic flood risk authority.
- 2.31 Flood defences are present within the District, and in recent years Selby and the surrounding area have been provided with modern flood defences in order to protect it from the sort of major flooding event that occurred in the year 2000.
- The EA has action plans for 0-5, 5-10 and 10-15 year periods in the District. The most significant planned capital schemes are identified below:

- **Tadcaster Flood Defences** – Approx cost of improvements £5 Million (lifetime cost of protection at 1:100 standard is £37.3 million, duration of work = 2 years). Project in medium term plan. Risk = Landowners objection to scheme.
- **Selby Dam Pumping Station** – Approx cost £3 million. Options = Increase pump capacity or build new Pumping Station. Risk = power failure can lead to property flooding.
- **Cawood Flood Defences (Right Bank)** – Approx cost of improvements = £10 million. Four options exist which need feasibility study carrying out. Risk = Failure of defences potential impact on the Village and Selby Dam. Project in the medium term plan.
- **Ulleskelf Flood Defences** – Approx cost of rebuild = £10 million. Project in medium term plan. Risk = Scheme not yet developed, predict poor cost benefits.

2.32 Climate change and changes to Flood Defence Infrastructure Funding also pose significant problems in terms of potential increased flooding and greater constraints in accessing capital funds. The costs associated with the flood risk management scheme can be refined once the schemes are progressed into detailed design stage. The current figures are approximations. Due to funding uncertainty in the future, it is anticipated that schemes planned for delivery from 2016 onwards will require external contributions, which could be sought through developer contributions, a CIL or similar mechanism.

Waste Water

2.33 Yorkshire Water has been actively involved in the preparation of the Core Strategy providing advice on the potential for future expansion of settlements in terms of the capacity of Waste Water Treatment Works and the sewerage system.

2.34 Yorkshire Water has five year investment periods, and uses population forecasts to plan allocation of funds. The 2015-2020 Business Plan proposals consider the level of growth of the Core Strategy and can be accounted for and capacity be made available. Completion of necessary investment is scheduled up to March 2020.

2.35 Developer Contributions may be necessary to fund improvements to infrastructure where capacity issues exist. Once allocations are firmed up, more assessment of capacity can be made. In the early years of the plan, delivery may be constrained until capacity can be made for new development.

Surface Water Drainage

2.36 In parts of the District deficiencies exist in surface water drainage

capacity, however, various options exist to cope with this situation where new development is proposed on Greenfield sites. This may be dealt with at application stage, and through the Building Regulations process. There may also be options to retrofit SUDS in urban areas which can decrease runoff. By redirecting runoff surface water can be much reduced.

Land Drainage

- 2.38 A number of Internal Drainage Boards that are members of the York Consortium of Drainage Boards, together with The Selby Area Internal Drainage Board is responsible for land drainage. A number of watercourses rely on a final pumped discharge into main rivers. Pumping Stations are generally at capacity, and cannot accept significant increased flows to them in peak flow times.
- 2.39 The Internal Drainage Boards are a regular consultee on policy documents and planning applications, and are committed to early consultation on proposed site allocations and development plans.
- 2.40 There are several area where land drainage flow capacity is contributing to flooding, and vice versa through combined channels and pinch points. This is not a drainage issue as such, but can be considered a flooding issue.
- 2.41 No strategic deficiency in relation to water supply, waste water treatment and land drainage has been highlighted that cannot be accommodated through the planning process.

Waste Management

- 2.42 As part of its long term waste strategy 'Lets Talk Less Rubbish', the York and North Yorkshire Waste Partnership has agreed a network of Waste Transfer Stations (WTS), where waste will be bulked and transported to a central Waste Recovery Park which will provide recycling and energy recovery. The Partnership has secured land to accommodate a WTS in close proximity to Selby Town, which will need to be in operation from when the treatment plant begins operation. It is anticipated that the finance for these facilities will not involve the need for developer contributions, and that it is not anticipated that there are not any strategic issues relating to the supply of this infrastructure.
- 2.43 More recently, waste issues are being addressed through the emerging NYCC Joint Minerals and Waste Local Plan that is being prepared 2013-present.

Education

Schools

- 2.44 North Yorkshire County Council is the Local Education Authority for the District. Selby is served by a number of Primary Schools and six

Secondary Schools (Selby High School, Barlby High School, Brayton High School, Sherburn High School, Holy Family RC High School Carlton, and Tadcaster Grammar School). Knaresborough King James, Fulford and Snaith School are situated outside of the District and serve a number of Parishes on the fringes of the District. Capacity issues and indicative costs are highlighted in Appendix 1; however detailed costs cannot be established until the scale and timescale of growth is confirmed in any particular locality.

- 2.45 In terms of the Designated Service Villages, NYCC indicate that seven primary schools are unlikely to be able to support additional pupils from new housing without expansion of the existing school facilities. Other villages may also fall into this group, depending on the level of allocations planned. It is also noted that the proposed expansion levels at Sherburn and Tadcaster could not be absorbed by local primary schools, with significant shortfalls anticipated. Developer contributions will be therefore necessary to ensure adequate capacity is provided, and the recent permission on the Phase 2 site in Sherburn is addressing this through a Section 106 agreement.
- 2.46 The capacity of Tadcaster Grammar School will also need to be closely monitored, as it is impacted on by preferences of families who live outside of the District.
- 2.47 The planning application for the Olympia Park Strategic Development Site is addressing education needs through negotiation of a Section 106 agreement. An application elsewhere in Barlby is also contributing to school places through S106.
- 2.48 It is likely that the amount of developer contributions gathered through S106 and/or CIL will not be sufficient to deliver the necessary expansion in local schools capacity. As such, NYCC would need to supplement this by prioritising capital for additional school places (either at existing sites where appropriate or new sites).
- 2.49 The Education Authority is being kept involved in development proposals and masterplanning exercises, to enable them to provide relevant and current data.

Children's Centres

- 2.50 Children's Centres are a focal point for Early Years Services, dealing with prospective parents and families with children up to the age of five.
- 2.51 There are five Children's Centres in the District at Tadcaster, Sherburn in Elmet, Selby South, Selby North, and Brotherton, Byram & Fairburn. The centres provide a range of services relating to community health services, outreach to vulnerable families, information and advice, support to childminders, activities for children and parents/carers, together with links to Jobcentre Plus, all brought together under one roof.
- 2.52 No strategic deficiency has been highlighted in relation to primary and secondary education that cannot be accommodated through the

planning process.

Adult and Community Services

- 2.53 North Yorkshire County Council provides support and help for adults in the District. One of the Commissioning Aims of the Strategic Commissioning Plan for Adult and Community Services (Strategic Commissioning for Independence, Well-being and Choice 2007-2022) is 'The Right Place to Live', which calls for a range of affordable and appropriate housing to meet people's needs. The County Council's policy is to move away from residential care for the elderly and towards Extra Care Housing of mixed tenure. Such housing can also cater for the needs of vulnerable adults. As well as specialist housing, mainstream housing also needs to take account of the needs of an ageing population, through the use of Lifetime Homes standards. Further details will be explored through the masterplanning of significant developments, and no strategic deficiency has been highlighted that cannot be accommodated through the planning process.

Health

- 2.54 Vale of York Clinical Commission Group and NHS England are responsible for health care within the Core Strategy area. The Strategic Plan 'Healthier Lives 2010-2015' guides work over the next 5 years. Key priorities of the strategy are to focus on 'care in the community' to ensure that people receive care closer to home whenever possible, to tackle the way that dementia services are coordinated, and to support the population in changing to healthier patterns of behaviour.
- 2.55 The New Selby War Memorial Hospital opened in 2011 alongside a new Civic Centre. The Hospital deals with day patients, but more focussed care is provided in York and Leeds hospitals. There are three Doctor's surgeries in Selby: they each cover Selby and the surrounding area including the settlements which may accommodate additional development such as Barlby/Osgodby, Brayton, Thorpe Willoughby, Cawood, Hambleton, and Hemingbrough.
- Posterngate Surgery (also has a branch in Hemingbrough). The limited size of Surgery sites indicates a capacity gap in the future.
 - Scott Road Medical Centre in Selby is almost at capacity and will require additional capacity to be developed to accommodate growth within its catchment area. Estimated costs for the required extension are in the region of £500,000.
 - Beech Tree Surgery in Selby has branches in Riccall and Carlton and indicates an imminent capacity problem for the main site, which requires an extension to cope with future additional patients. Estimated costs for the required extension are in the region of

£750,000.

- 2.56 Elsewhere in the District, Surgeries are found in Sherburn in Elmet and Tadcaster, and these serve the wider rural areas. In the south of the District, medical facilities are frequently provided in other Local Authority areas. No strategic deficiencies have been found in medical provision.
- 2.57 A small number of private and NHS Dentists are found in the three towns. It is understood that capacity exists for additional dental patients.

Emergency Services

Police

- 2.58 North Yorkshire Constabulary is responsible for policing. In the period up to 2027 any requirements for increased policing capacity will be met as required. This could include extensions to police buildings and/or recruitment of additional police officers, although it is noted in the short term at least that the service is constrained by funding issues.
- 2.59 The Police are consulted on all new policy documents and relevant planning applications so that they can have an impact through 'planning out crime'.

Fire

- 2.60 North Yorkshire Fire and Rescue Service provide the fire and rescue service across Selby District. The services provided to the community entail prevention, fire protection and intervention. Selby District is served by stations in Selby and Tadcaster that are crewed during the day by fire-fighters who are also on call outside of the crewed hours. Both sites are being considered for refurbishment within the next five years, however, this is not anticipated to impact on service delivery.
- 2.61 Sherburn in Elmet is reliant on fire services provided through Selby and Tadcaster.
- 2.62 The Fire Service are invited to be involved on the consultation of all new policy documents and are official consultees on particular relevant planning applications.

Ambulance

- 2.63 The North Yorkshire Ambulance Service operates within the Core Strategy area, and is responsible for providing emergency, urgent and non-urgent ambulance and transport services and out-of-hours unscheduled care services. Their Business Plan sets out plans to develop a comprehensive Estates Strategy.
- 2.64 No strategic deficiency has been highlighted in relation to emergency services.

Leisure

- 2.65 There are fitness and leisure centres at Selby and Tadcaster, both of

which are managed on behalf of the Council by a Leisure Trust. Facilities at Selby are being expanded with a new Swimming and leisure centre currently under construction following a devastating fire in 2012 which is planned to open in early 2015.

- 2.66 Several smaller privately owned health and fitness facilities operate in the District and one national multiple fitness club operates in Selby Town. Some community halls also provide a range of indoor sports facilities.
- 2.67 As part of a recently granted employment scheme in Selby, a new sports field is being developed at the Selby College site, which will be for use by anyone living in the District.
- 2.68 A number of local semi-professional and amateur sports clubs have indicated a desire for new or improved facilities across the District. A number of Parish Councils have also indicated a desire for additional open spaces and/or play equipment. Further background studies will inform PLAN Selby with up to date playing pitch and sports facilities studies in due course.

Community Facilities

Community Halls

- 2.69 A recent Parish Services survey has identified 58 Community Halls within the District. These provide places for communities to meet, as well as accommodating activities such as evening classes and fitness opportunities.

Libraries

- 2.70 There are four libraries within the Core Strategy area, at Selby, Sherburn in Elmet, Barlby and Tadcaster. These services are provided by North Yorkshire County Council. NYCC provides funding for Community Libraries and for upgrades to ICT systems. Barlby Library is run by volunteers and the Parish Council.

Cemeteries

- 2.71 There are large cemeteries in Selby at Westfield Road, On Leeds Road in Tadcaster, and Church Hill, Sherburn in Elmet. Most villages across the District also have a smaller cemetery. There are no crematoria in the District, but close by in Pontefract and York.
- 2.72 There is a growing need for cemeteries in the District, with several Parish Councils indicating a shortage of burial plots, notably in Sherburn in Elmet and Monk Fryston.

Green Infrastructure

- 2.73 The provision of open spaces for recreation and sport - combined with wildlife habitats and other green spaces and the incorporation in

developments of environmental assets such as green roofs and sustainable drainage systems, both within the District and in adjoining authorities, make an important contribution to the quality of life, and helps mitigate the impact of development on the local community and biodiversity. In addition, as Green Infrastructure (GI) can provide social, economic and environmental benefits to those who live and work in the District it is important for GI to be integrated into developments that are planned for the District over the life of the Core Strategy, including the strategic development site at Olympia Park. Green Infrastructure should be linked up to the wider network to connect habitats and improve environments.

- 2.74 Selby District contains many nationally and internationally designated nature conservation sites, including the River Derwent, Fairburn Ings and Skipwith Common. Locally-designated Sites of Importance for Nature Conservation (SINC) add to biodiversity interest in the district. There is a need to ensure the network is protected, and impacts from development managed. The potential impact of individual development sites will be addressed in connection with PLAN Selby, taking advice from key stakeholders who are experts in the field.
- 2.75 There is a varied and comprehensive supply of public open space provided within the Core Strategy area, comprising equipped and informal play spaces, sports facilities, greens, parks & gardens and allotments. Many of these spaces are managed by parish and town councils, together with Schools, clubs, the District Council and private landowners. The planned provision of new public open spaces and improvements to existing spaces will be negotiated and provided through individual planning consents, however, significant development sites will need to demonstrate from early planning stages a strategic approach to embedding GI benefits in a scheme and how it will connect to the wider environment.
- 2.76 Leeds City Region has produced a GI Strategy and Delivery Plan, both of which will guide future provision of GI in the District. Additionally, Natural England has mapped GI corridors, opportunities and deficiencies in the City Region, with the help of Local Authorities. This will form useful evidence to guide new development.

3. Phasing of Development

- 3.1 Allocations in PLAN Selby are not to be phased (released in blocks) as this will artificially stunt the supply of housing. A form of phasing is proposed in Tadcaster where due to local land availability issues, there may be a phased release of sites where earlier phases fail to deliver. This will not upset the overall need for infrastructure improvement, but may impact upon the timing of this.
- 3.2 Although it is intended that all sites will be released together at the adoption of PLAN Selby, there are likely to be “bottlenecks” in

infrastructure capacity that cool the rate of delivery in some places. This should not be considered a constraint to prevent allocations, but there must be recognition of these technical constraints in PLAN Selby, and in CIL that may take time to resolve.

Known infrastructure improvements

- 3.3 The table in Appendix 1 lists a range of infrastructure projects that have estimated cost attributed to them. These projects have been established to support the Core Strategy IDP, and following consultation with infrastructure providers, developers and community groups on a number of occasions over the last 4 years, has been updated.
- 3.4 The projects encompass a raft of scales and types of developments, and not all are directly related to growth in the settlements in the hierarchy, but more generally to accommodate growth in the District. The projects are presented as known at this point in time, but as PLAN Selby and CIL progress, it is highly likely that further projects will be added.
- 3.5 The costs of infrastructure must be borne through a combination of funding sources: Government grants and subsidies, 3rd party funds, Statutory Undertakers Obligations, and Developer Contributions among the most significant sources. The IDP is not intended to ensure all infrastructure is installed and accounted for, but instead it is to guide the allocations and policy development work with a clearer understanding of infrastructure implications. The IDP will also assist the delivery of a CIL charging mechanism.

4. Settlement summaries

4.1 The following summaries provide a checklist of the most important Infrastructure delivery issues that need to be addressed in planning to accommodate new development proposed through PLAN Selby. This document focuses on infrastructure requirements of strategic significance to the delivery of development proposed through the Core Strategy. Identifying Infrastructure requirements helps to give certainty to future plans, but it is inevitable that gaps in data will exist until development levels and precise locations emerge.

4.2 As development site options are further refined and phasing becomes more certain through the PLAN Selby, contributing stakeholders will be able to add more detail of site specific relevance. It should be noted that some site-specific information need not be addressed in this IDP – such as new access arrangements to sites (eg a junction) or the installation of an electricity transformer station in a new estate. These things are specific to each site and will be absorbed by the development of that site in the normal way.

Principal Town

4.3 **Selby** – The town is the largest, most self-contained settlement, and therefore the best placed to accommodate the highest level of growth. Selby town is well linked by road, rail and bus services, is protected by new flood defences and is served by an appropriate level of healthcare, education facilities and services. The additional infrastructure provision necessary to support development in the town includes additions to Schools and healthcare facilities, highways improvements and mitigation works, Extra Care housing, start up funds to support any new bus routes, and the provision of lifts at the Railway Station.

Local Service Centres

4.4 **Sherburn in Elmet** - is one of the next tier of settlements that provides good access to employment, services and homes and is well situated to access additional employment in York and the rest of Yorkshire with good rail, bus and road links. It is anticipated that development would need to be in step with growth in infrastructure across the board, with stakeholders highlighting the need to accommodate Primary School growth, Extra Care housing, and to manage any additional traffic onto the Strategic Road Network. A recent planning application for large scale housing growth is addressing these issues through the negotiation of a Section 106 agreement.

4.5 **Tadcaster** – The town joins Sherburn in the second tier of the settlement hierarchy. It has a traditional centre, longstanding businesses, good road and bus links, and a range of services. Tadcaster is popular as a home for those who commute to nearby Leeds, York and other towns and cities, but has suffered from limited growth in the past. For the town

to accommodate the growth indicated in the Core Strategy and keep pace with the rest of the District - water, drainage and flood alleviation – need to be supplemented, together with the need for additions to education facilities, and extra care housing.

Designated Service Villages

- 4.6 **Appleton Roebuck** – Is the largest settlement in a network of villages in this rural part of the District and is striving to improve services which will support a reasonable level of growth. Water and drainage improvements will need planning in, together with possible extensions to the Primary School.
- 4.7 **Barlby/Osgodby** – Has a good level of combined services and infrastructure, but is also in close proximity to what is on offer in Selby town. It is anticipated that water and drainage issues will need to be addressed, together with the need for additional education capacity in order to keep pace with development. This excludes the requirements of Olympia Park Strategic Site, which is dealt with separately.
- 4.8 **Brayton** – The village lies adjacent to Selby Town, with good local services. There is a need for extended education capacity at primary level to cater for housing growth'
- 4.9 **Byram/Brotherton** – These villages have good local services and access to larger centres outside of the district. The infrastructure that needs to be improved to accommodate growth includes water and drainage, and Primary education.
- 4.10 **Carlton** – The village has a good level of local services, and in order to accommodate a level of growth Primary education will need to be supplemented, and water and drainage capacity will need to be enhanced in phase with development.
- 4.11 **Cawood** – Has good local services and is connected by bus to Selby and York. Depending on the level of future development in Cawood an extension may be required at the Primary School. Flood defence works may also be required.
- 4.12 **Church Fenton** – Is well connected by public transport to a range of larger settlements, and provides a good range of services itself. In order to accommodate a level of growth it is anticipated that water and drainage capacity will need improvement together with an extension to the Primary School.
- 4.13 **Eggborough/Whitley** – Good range of services serve the combined villages, which make up the largest settlements in the south of the District. Good transport links. New developments would need to be in phase with water and drainage improvements, with demand management for highway use and a likely extension of the Primary School and Extra Care housing.
- 4.14 **Escrick** – A village with excellent services and facilities in close proximity and well connected to York by road and bus links. Depending

on the level of development to be accommodated additional capacity in the Primary School and water and drainage improvements may be required. Some highway improvements may also be necessary, subject to site appraisals.

- 4.15 **Hambleton** – Is well connected to services and employment opportunities. In order to accommodate development, capacity will be required at the Primary School, and improvements may be necessary to water and drainage infrastructure.
- 4.16 **Hemingbrough** – Provides a good range of local services and infrastructure. Depending on the scale of development to be accommodated improvements to capacity for water and drainage, education and health may be required.
- 4.17 **Kellington** – A village with limited services, but very well related to larger neighbours. Depending on the scale of development, an extension to the Primary School may be required and development should be in phase with improvements to the Waste Water Treatment Works.
- 4.18 **Monk Fryston/Hillam** – Good range of combined local services. Depending on the level of development proposed, improvements may be required to water and drainage infrastructure and capacity added to the Primary School.
- 4.19 **North Duffield** – Provides a good level of local services. The known capacity issues that will need to be addressed to accommodate development centres on Primary School capacity and the need for water and drainage improvements.
- 4.20 **Riccall** – Provides a good level of local services and is well connected by highway and public transport to larger centres. Any proposed development will need to take into account capacity issues relating to Primary education and water and drainage infrastructure. Extra Care housing is also identified as an area of need.
- 4.21 **South Milford** – Supplies good local services and in close proximity to Sherburn. The Railway Station will require improvements should its use be impacted upon by significant development in the surrounding area particularly in terms of additional car parking. Other travel impact will need to be taken into account and depending on the scale of development, the local Primary School may require an extension.
- 4.22 **Thorpe Willoughby** – Good local services and access to Selby and larger settlements. To accommodate any new development the Waste Water Treatment Works in Hambleton will need investment. Added capacity at local Primary School may be needed. Extra Care housing is also identified as an area of need.
- 4.23 **Ulleskelf** – The village has limited local services, but is well linked by public transport to larger settlements. In order to accommodate any new development Primary School extension and capacity at Tadcaster Waste

Water Treatment Works will need to be addressed. Flood alleviation remains an issue to investigate further in any site allocations.

5. Conclusion

- 5.1 This IDP identifies the scale of infrastructure investment required to accommodate the Core Strategy aspirations for sustainable growth, bringing together the investment plans and development aspirations of many key organisations.
- 5.2 PLAN Selby, CIL and the IDP have been prepared in consultation with service and infrastructure providers, and no major constraints to the delivery of Core Strategy proposals have been identified.
- 5.3 The IDP is intended to be a working document that will be kept up to date as decisions are made and additional information is established.
- 5.4 PLAN Selby interrelates with the IDP as it will consider infrastructure provision at a far more detailed level than is possible in the Core Strategy on which the IDP was originally based. For example as sites are assessed and later allocated it will become clear what specific infrastructure is required and if land contributions or payments towards locally identified priorities will be required.
- 5.5 The IDP is not intended to highlight constraints, but to flag issues around capacity that may be addressed in policy development to ensure development is accommodated sustainably.

Appendix 1 Planned and Proposed Infrastructure Projects

Area	Infrastructure	10 years cost	Other available or anticipated funding	Funding gap €
Strategic - area wide	£20,795,130.00		£18,545,130.00	
Drainage	Riccall/Barlby/Escrick/Hemingbrough area surface flow and pumping. Newborough Pumping Station	£1,000,000.00	IDB, Environment Agency	£1,000,000.00
	Flood defence maintenance at Selby, Selby Dam and Holmes Dyke	£245,130.00	IDB, Environment Agency	£245,130.00
Green Infrastructure	Selby Green Infrastructure strategy. analysis of current GI provision and development of District GI strategy which identifies key areas for prioritisation , key interventions and a list of tangible projects which will deliver GI, including Barlow Common	£4,800,000.00	NE, YWT	£4,800,000.00
	Land acquisition fund to create new sites for amenity use, including informal play, sports and parks (priority for Selby Town and Tadcaster Town areas which have below average greenspace provision)	£1,000,000	Local authority, Parish Councils, Sports Clubs, Lottery	£800,000
Community facilities	Capital improvements fund to support the improvement of existing community facilities including village halls, community centres, church halls, sports pavilions etc.	£2,500,000	Parish Councils, Lottery, Landfill	£1,500,000
Transport	Numerous local and sub-regional transport schemes. Further schemes likely to be identified following detailed transport assessments currently underway	£11,000,000.00	joint funding with York City Council CIL/ S106/ Highways Agency	£10,000,000
	Land acquisition fund to facilitate strategic linkages for footpaths, bridleways and cyclepaths (need to undertake a study to identify priority linkages)	£250,000	Local Authority, Sustrans	£200,000
Selby Town & Olympia Park	£24,155,000.00		£18,385,000.00	
Transport	Numerous transport schemes. Further schemes likely to be identified following detailed transport assessments currently underway	£5,500,000.00	Canal Rivers Trust, HA, NYCC Highways	£5,500,000.00
Drainage	surface flow works and pumping station works	£3,800,000.00	Drainage Boards/Env Agency	£3,800,000.00
Education	Additional School places – Extension, relocating schools ect.	£10,500,000.00	Developer contributions School Basic Need Capital (provided by Central Government) NYCC Corporate Capital	£6,000,000.00

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Libraries	General expansion and improvement of facilities	£50,000.00		£50,000.00
Green Infrastructure	Scott Road Community Field - access and wildlife improvements	£120,000	Community Trust	£100,000
	Selby Greenspaces access, biodiversity, natural play, community engagement	£925,000.00	NE, YWT	£925,000.00
Community facilities	Abbots Staithe restoration and development for community use (condition survey, feasibility study, business plan needed)	£1,500,000	Lottery	£500,000
	Scott Road Community Centre refurbishment	£100,000	Community Trust	£60,000
Sport & Leisure	Refurbish Selby Skatepark	£200,000	Lottery, Landfill	£100,000
	Scott Road Community Field - Teen Play provision	£100,000	Landfill	£50,000
	Selby Town Park - new tennis court	£60,000	Lottery, WLCT	£20,000
	Selby Town Park - refurbish crazy golf facility	£50,000	Lottery, WLCT	£30,000
Health	Extension to Surgeries	£1,250,000.00		£1,250,000.00
Sherburn	£18,703,944.00		£18,703,944.00	
Education	Additional School places – extension of Athelstan CP School	£6,000,000.00	Developer contributions School Basic Need Capital (provided by Central Government) NYCC Corporate Capital	£4,000,000.00
	Hungate Primary – Increased capacity subject to feasibility – amount depends on location of additional allocations	£1,500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£1,500,000.00
	Sherburn High School – Improvement of facilities	£500,000.00	NYCC Schools Capital Programme	£500,000.00
Transport	A: Conversion of an existing narrow footway to a joint use footway / cycleway adjacent to the B1222 Bishopdike Road, Sherburn-in-Elmet	£87,000.00		£87,000.00
	B: Improvements to traffic flow along Garden Lane, Sherburn in Elmet	£40,500.00		£40,500.00
	Replacement of the road side barrier in the vicinity of the former Half Moon Public House, Sherburn-in-Elmet	£161,000.00		£161,000.00
	Improvements to the existing street lighting along the B1222 Moor Lane in Sherburn in Elmet	£107,000.00		£107,000.00
	Provision of a new HGV access road from the B1222 Church Hill to the Mill Cross Quarry	£5,000,000.00		£5,000,000.00

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	Provision of a new access road from the roundabout at the northern end of the A162 bypass (A162 / Finkle Hill / Stream Lane Roundabout)	£5,000,000.00		£5,000,000.00
	Pinfold Garth, Sherburn-in-Elmet Highway Improvement Schemes	£4,700		£4,700
	Pasture Way/Fairway, Sherburn-in-Elmet Traffic Calming	£20,547		£20,547
	B1222. Moor Lane, Sherburn in Elmet (Footway). Footway Schemes	£83,332		£83,332
	B1222. Bishop Dyke Rd, Sherburn In Elmet-F/way/C/way. Footway Schemes	£90,305		£90,305
	B1222. Church Hill, Sherburn in Elmet, Traffic Calming.	£44,179		£44,179
	B1222. Junction with Huddleston Grange Highway Improvement Schemes	£30,343		£30,343
	Sherburn in Elmet Fairway/Pasture Way Traffic Calming	£35,038		£35,038
Tadcaster			£9,207,152.00	
Education	Tadcaster Riverside Primary – Increased capacity – Up to 4 Classrooms subject to feasibility	£1,000,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£1,000,000.00
	Tadcaster East – Increased Capacity subject to feasibility – amount depends on location of new allocations	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
	Barkston Ash Catholic Primary – possible additional classroom subject to feasibility	£250,000.00	Voluntary Aided Capital Programme	£250,000.00
	Tadcaster Grammar –Improvement of facilities	£500,000.00	NYCC Schools Capital Programme	£500,000.00
Transport	Stutton Village to Tadcaster Cycle Scheme. Cycling Schemes	£50,000		£50,000
	Tad - Traffic Calming & Bus Stop Imps Stutton Road Traffic Calming	£42,480		£42,480
	Tad TMS - Tadcaster Cycle Parking Central Area Cycling Schemes	£4,855		£4,855
	C306 Toulston Lane, Tadcaster New Cycleway Schemes	£236,000		£236,000
	Leeds Road, Tadcaster Traffic Calming (with ped island) Traffic Calming	£20,000		£20,000

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	Rudgate, Tadcaster Footway. Footway Schemes	£33,280		£33,280
	A659 Bridge St Tadcaster Footway Widening SRTS Safer Routes to School	£24,122		£24,122
	A659 River Wharfe Footbridge – Tadcaster Footway Schemes	£315,564		£315,564
	A659 St Joseph's St, Westgate-Tadcaster-20 MPH Zone Traffic Calming	£382,000		£382,000
	A659 Tad TMS-Viaduct Walk inc Cross town cycle rt Cycling Schemes	£150,000		£150,000
	A659. St Joseph's Street, Westgate-Tadcaster T/C (B). Traffic Calming	£340,000		£340,000
	A659. Station Road, Tadcaster-Zebra Crossing. Safer Routes to School	£37,440		£37,440
	A659. TadcasterTMS -Cycle Lane York Rd. Cycling Plans	£75,000		£75,000
	C288 Tad TMS - Wighill Lane TC Traffic Calming	£36,411		£36,411
Drainage	culvert upgrades	£20,000.00		£20,000.00
	Flood Risk Management - improvements to defences at Tadcaster	£5,000,000.00		£5,000,000.00
Sport & Leisure	Tadcaster Sports Club additional pitches and improvements	£30,000.00		£30,000.00
	Parklands Play area refurbishment	£40,000	Local Authority	£30,000
	Woodlands Play area refurbishment	£40,000	Local Authority	£30,000
Green infrastructure	Riverside Park - access and amenity improvements	£150,000	Lottery, Landfill, Town Council	£100,000
Appleton Roebuck	£398,956.00		£383,956.00	
Education	Appleton Primary - single new classroom	£250,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£250,000.00
Drainage	Study and culvert upgrades	£30,000.00		£30,000.00
Transport	C289 SRTS Main Street, Appleton Roebuck-T/C & Ped Xing Safer Routes to School	£34,320		£34,320
	C290 Appleton Roebuck to Bolton Percy (Main Street) Footway Schemes	£29,636		£29,636
Sport & Leisure	Landpurchase and development of equipped play area	£55,000	Parish Council	£40,000

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Barlby/Osgodby	£5,791,981.00		£2,291,981.00	
Green Infrastructure	Wistow - Barlby. Possible flood attenuation, biodiversity, access, farm diversification	£4,500,000.00	EA	£1,000,000
Transport	A19/ A163 Market Weighton Rd - Traffic Signals Highway Improvement Schemes	£198,547		£198,547
	A19/A163 Market Weighton Rd-Barlby Signs & Lines Highway Improvement Schemes	£93,434		£93,434
Education	Primary Schools – Additional capacity – 2 to 4 classrooms subject to feasibility	£1,000,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£1,000,000.00
Brayton	£1,326,714.00		£1,276,714.00	
Education	Brayton Primary Schools – Additional capacity – 2 to 4 classrooms subject to feasibility	£1,000,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£1,000,000.00
Transport	A19/ U/C Selby TMS Baffam Lane, Brayton-right turn facility Highway Improvement Schemes	£78,891.00		£78,891.00
	Westbourne Road, Brayton, Traffic Calming	£55,831		£55,831
	C322 Selby TMS - Brayton Barff Cycle Routes	£16,992		£16,992
	Baffam Lane, Brayton - Traffic Calming (chicanes)	£25,000		£25,000
Sport & Leisure	New practice/sports ground extension for Selby RUFC	£150,000	Lottery, Landfill, SRUFC	£100,000
Brotherton/Byram	£876,765.00		£876,765.00	
Education	Brotherton/Byram Primary Schools – Additional capacity – 1 to 2 classrooms subject to feasibility	£500,000.00		£500,000.00
Transport	Provision of traffic lights or a roundabout at the junction of Low Street, A162 and A1246 in Brotherton	£100,000.00		£100,000.00
	E: Improvements to the existing pedestrian crossing point on the A162 in Byram (between Byram Park Road and Sutton Lane)	£67,500.00		£67,500.00
	A162. Brotherton/Byram Puffin Crossing. Crossing Facilities	£70,076		£70,076
	C345, Old Great North Rd, Brotherton – Footway, Footway Schemes	£19,760		£19,760
	Byram Park Estates & Byram cum Sutton Traffic Calming	£91,028		£91,028
	Byram Park Road, Byram cum Sutton Traffic Calming	£28,401		£28,401

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Carlton	£600,000.00		£600,000.00	
Education	Carlton Primary Schools – Additional capacity – 1 to 2 classrooms subject to feasibility	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Community facilities	Carlton Chapel refurbishment for community use	£50,000	Chapel, Landfill	£50,000
Sport & Leisure	Cricket Club refurbish changing facilities	£50,000	Club	£50,000
Cawood	£10,642,730.00		£10,642,730.00	
Education	Cawood Primary Schools – Additional capacity – 1 to 2 classrooms subject to feasibility	£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	Cawood tennis Club additional pitches and improvements	£25,000.00		£25,000.00
Transport	B1222 Long Lane Junction, Cawood Highway Improvement Schemes	£33,984		£33,984
	C315 Broad Lane, Cawood, Footway Schemes	£83,746		£83,746
Church fenton	£634,544.00		£634,544.00	
Education	Kirk Fenton Parochial CoE VC Primary School Additional capacity – 1 or 2 classrooms subject to feasibility	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Drainage	Study of flows and pumping capacity	£10,000.00		£10,000.00
Transport	C312 Church Fenton Church St New Footway Schemes	£23,359		£23,359
	C312 Church Fenton, Footway Schemes	£4,855		£4,855
	C313 Main Street, Church Fenton, Traffic Calming	£54,617		£54,617
	B1223 New Road/Church Fenton Lane, Ulleskelf Traffic Calming	£35,038		£35,038
	B1223, Church Fenton Lane, Ulleskelf – Footway Schemes	£6,675		£6,675
Eggborough & Whitley	£1,070,028.00		£1,005,028.00	
Education	Whitley & Eggborough Primary School – Additional capacity – 1	£250,000.00	Developer	£250,000.00

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	classroom subject to feasibility		contributions School Basic Need Capital (provided by Central Government)	
Transport	Footway extension on Selby Road, Whitley.	£19,000.00		£19,000.00
	Completion of Whitley section of the Selby to County Boundary Cycle Route.	£22,000.00		£22,000.00
	A19. Whitley Puffin Crossing Crossing Facilities	£52,000		£52,000
	A19. Whitley Village Traffic Calming. Traffic Calming	£72,823		£72,823
	A19. Whitley, Footway. Footway Schemes	£20,633		£20,633
	A19. A19 Whitley Signing and Lining- VAS. Highway Improvement Schemes	£49,053		£49,053
	A19 Eggborough Pedestrian Refuge Crossing Crossing Facilities	£87,387		£87,387
	A19 Selby-Cty Bdry Cycle Rte-Sec 9 Whitley to B'dry Cycling Schemes	£50,976		£50,976
	A19 Selby-Cty Bdry cycle Rte-Section 8 – Whitley Cycling Schemes	£24,274		£24,274
	A19 Selby-Cty Bdry-Sec 7 Chapel Haddlesey-Whitley Cycling Schemes	£178,880		£178,880
	C410. Hut Green, Eggborough – Footway Schemes	£19,432		£19,432
	C334 Kellington Lane, Eggborough Footway Schemes	£63,477		£63,477
	Gravel Hill Lane, Whitley, Footway Schemes	£2,101		£2,101
	Learning Lane, Whitley - Footway (SRTS) Safer Routes to School	£7,992		£7,992
Community Facilities	Eggborough Methodist Chapel refurbishment for community use	£40,000	Chapel, Landfill	£20,000
	Eggborough Village Hall refurbishment	£60,000	Landfill	£40,000
Green Infrastructure	Whitley Common - Access and wildlife improvements	£50,000	Lottery, Landfill, Parish Council	£25,000
Escrick	£775,189.00		£775,189.00	
Education	Escrick CoE VC Primary Schools – Additional capacity – 1 to 2 classrooms subject to feasibility	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Drainage	Additional pump	£100,000.00		£100,000.00
Transport	A19, A19/ Skipwith Rd Jctn Traffic Signals Escrick. Highway Improvement Schemes	£175,189		£175,189

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Hambleton	£565,506.00		£522,298.00	
Education	Hambleton CoE VC Primary Schools – Additional capacity – 1 to 2 classrooms subject to feasibility	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
	Old Lane, Hambleton – Footway Schemes	£24,274		
	Garth Drive, Hambleton, Traffic Calming	£18,934		
Hemingbrough	£1,050,000.00		£1,050,000.00	
Drainage	Review of pumping capacity + upgrade works	£800,000.00		£800,000.00
Education	Hemingbrough Community Primary School – Additional capacity – 1 classroom subject to feasibility	£250,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£250,000.00
Kellington	£28,227		£28,227	
Transport	A645 Kellington Weeland Rd New Footway Schemes	£28,227		£28,227
Monk Fryston & Hillam	£5,729,798.00		£5,669,798.00	
Education	Monk Fryston Primary Schools – Additional capacity – 1 to 2 classrooms subject to feasibility	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Transport	Provision of a bypass around Monk Fryston and Hambleton	£5,000,000.00		£5,000,000.00

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	D: Provision of road safety measures along the A63 Main Street through Monk Fryston	£50,000.00		£50,000.00
	A63. Main Street, Monk Fryston-Footway. Footway Schemes	£50,000		£50,000
	Ingthorpe Lane, Monk Fryston (Footway)	£13,958		£13,958
	C323 Hillam Common Lane Footway, Hillam Footway Schemes	£5,840		£5,840
Community Facilities	Hillam & Monk Fryston Community Centre extension	£110,000	Community Assoc., Landfill	£50,000
North Duffield	£459,126.00		£439,126.00	
Education	North Duffield Primary School – Additional capacity – 1 classroom subject to feasibility	£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	North Duffield, Green Lane New Footway Safer Routes to School	£103,803		£103,803
	C304 Main Street, North Duffield - Traffic Calming Traffic Calming	£5,323		£5,323
	Bubwith to Selby Rail Trail - extension of cycle track to join up with Sustrans Route (feasibility study required)	£50,000	Sustrans, Local Authority	£30,000
Riccall	£1,731,652.00		£1,731,652.00	
Education	Riccall Primary Schools – Additional capacity – 1 to 2 classrooms subject to feasibility	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Drainage	Improvement works and pumping capacity	£200,000.00		£200,000.00
Transport	A19. Riccall (Roundabout). Highway Improvement Schemes	£1,031,652		£1,031,652
South Milford	£1,710,239.00		£1,710,239.00	
Education	S Milford Primary Schools – Additional capacity – up to 4 classrooms subject to feasibility	£1,000,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£1,000,000.00

Selby District DRAFT Infrastructure Delivery Plan September 2014

Transport	C: Provision of a short section of footway between Old London Road and The Meadows, in South Milford	£6,500.00		£6,500.00
	Provision of a footpath between Wain Gap and Steeton Hall Gateway along Whitecote Lane, South Milford	£100,000.00		£100,000.00
	Additional car parking spaces at Rail Station	£500,000.00		£500,000.00
	C311. London Road, South Milford. Footway Schemes	£6,642		£6,642
	A162 South Milford, Footway Schemes	£97,097		£97,097
Thorpe Willoughby	£915,232.00		£765,232.00	
Education	Riccall Primary Schools – Additional capacity – 1 to 2 classrooms subject to feasibility	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Transport	Thorpe Willoughby, Fox lane Traffic Calming. Traffic Calming	£23,359		£23,359
	C322 Field Lane, Thorpe Willoughby, Footway Schemes	£41,873		£41,873
Sport & Leisure	New skate/BMX facility	£150,000	Parish Council	£100,000
	Multi-purpose games area and practice nets improvements	£200,000	Lottery, Landfill, Club	£100,000
Ulleskelf	£11,077,883.00		£10,907,883.00	
Drainage	Flood Risk Management - Rebuilding defences at ulleskelf	£10,000,000.00		£10,000,000.00
Transport	West End Approach, Ulleskelf – Footway	£16,992		£16,992
	Ped/Cycle Bridge Riv Wharfe Bolton Percy & Ulleskelf. Footway Schemes	£680,891		£680,891
Sport & Leisure	Multi-purpose games area and floodlighting	£150,000	Lottery, Club	£75,000
	New teen play facility	£80,000	Landfill	£60,000
	New sports pavilion & changing rooms	£150,000	Lottery	£75,000
	TOTAL ESTIMATE	£118,315,796.00		£106,152,588.00

Other potential but un-costed projects

Type	Location	Scheme
Highways & Transport	Barlby Road/Ousegate/Waterlane/New Street	Signals Improvement . Intended to fund through developer contribution
Highways & Transport	Gowthorpe/Brook Street/Scott Rd/Leeds Rd	Signals Improvement . Intended to fund through developer contribution
Highways & Transport	East Common Lane Junction	Roundabout improvement. Intended to fund through developer contribution
Highways & Transport	Selby	Park Street Bridge reconstruction following electrification of railway line.
Highways & Transport	Barlby	Roundabout improvement. Intended to fund through developer contribution
Highways & Transport	Sherburn in Elmet	Removal of the station level crossing by means of a bridge
Highways & Transport	Burn	Village Bypass
Highways & Transport	District-wide	Closure of railway level crossings – replacement with bridges/other
Community Facilities	Brotherton	Community Centre and associated facilities
Community Facilities	Sherburn in Elmet	Provision of land for cemetery
Community Facilities	Town Centres of Selby, Tadcaster and Sherburn-in-Elmet	Proposals for townscape and environmental improvements in accordance with SP14 of the Selby District Council Core Strategy
Community Facilities	Monk Fyston	Provision of land for cemetery
Green Infrastructure	Selby Town /Olympia Park	Public realm improvements
Community facilities	Across the District	Repair/restoration/conservation of heritage assets, particularly those on the At-Risk register.

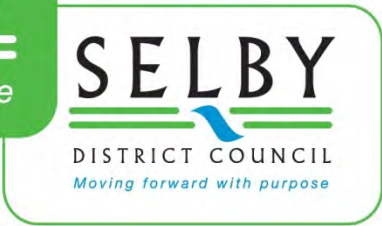
Selby District Council

DRAFT Duty to Cooperate Statement

to accompany the Initial Consultation on

The Sites and Policies Local Plan – “PLAN Selby”

November 2014



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1. Introduction

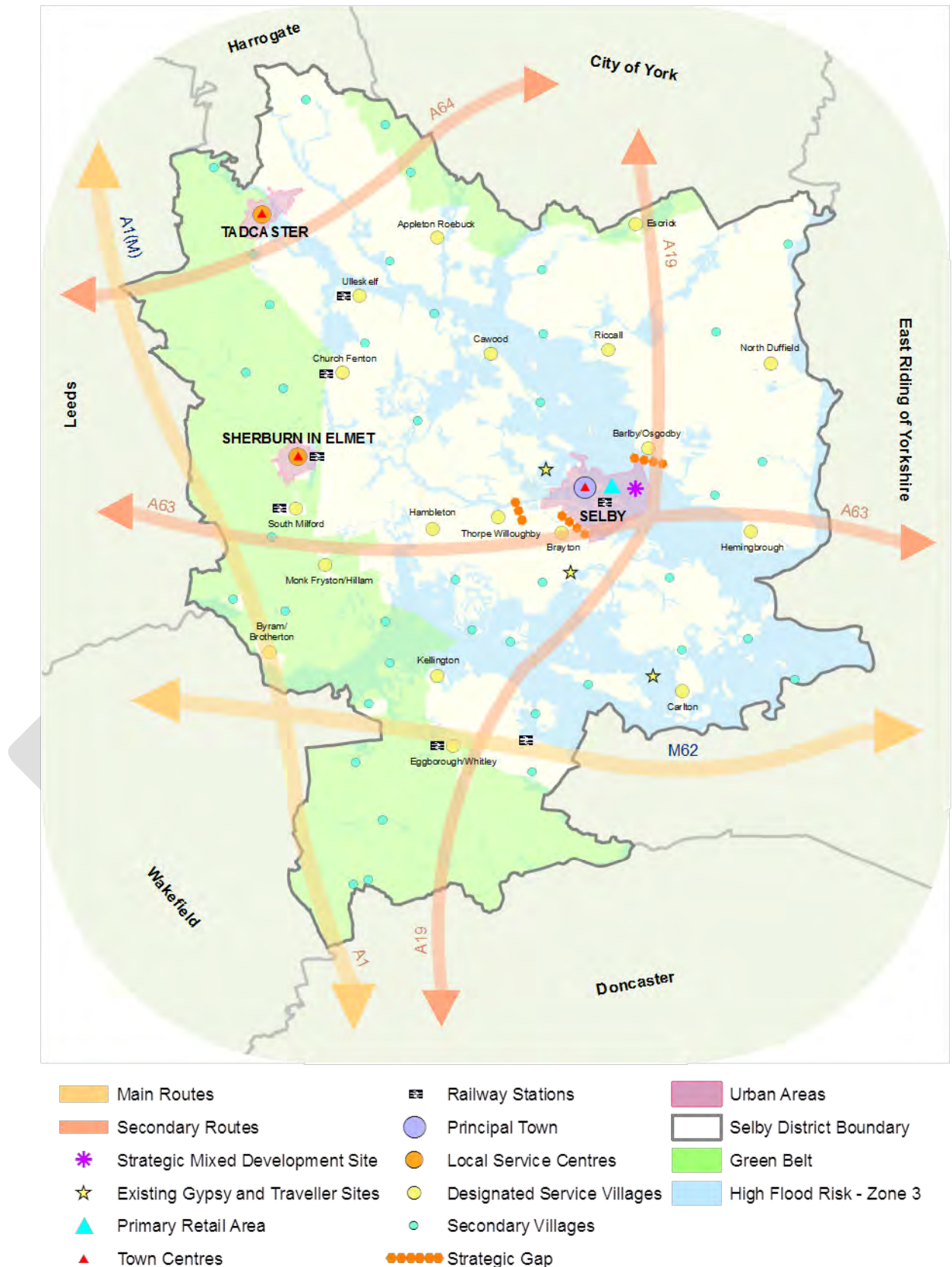
- 1.0 The Localism Act, 2011, introduced a Duty to Co-operate (the 'Duty' or DTC) with other local planning authorities and prescribed public bodies when preparing development plan documents. This statement sets out how Selby District Council is satisfying any Duty to Co-operate in preparing the Selby District Sites and Policies Local Plan (known as PLAN Selby) and should be seen as a living document which will be updated on an on-going basis throughout the plan preparation process.
- 1.1 Selby District Council adopted the Selby District Core Strategy Local Plan in October 2013 following an independently assessed Examination in Public. As the Core Strategy addresses the main strategic (cross-boundary) issues, the Council considers at this stage that there should be few remaining issues that require specific Duty to Co-operate attention. Nevertheless, the Council continues to participate in cross-boundary planning initiatives recognising that, like the Sustainability Appraisal, the Duty to Co-operate is a continuous process of engagement through the plan preparation process and not simply a matter of consulting adjacent authorities on proposals.
- 1.2 This initial statement seeks to set out the potential strategic cross-boundary issues that have been identified in consultation with neighbouring authorities and prescribed bodies and the actions and/or responses to these as part of preparing PLAN Selby. This gives interested parties the opportunity to comment on the Council's approach to meeting any duty.
- 1.3 The statement will ultimately provide a log of actions to provide a full account of the collaborative working that has and will be undertaken in preparing PLAN Selby and will be submitted to the Secretary of State alongside the submission draft PLAN Selby.
- 1.4 The Duty to Co-operate is separate from other more general statutory requirements concerning consultation and publicity when preparing Local Plans, which are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. A separate Engagement Plan is being prepared and ultimately a Consultation Statement will set out how the Council has involved other bodies and persons in preparation of the Plan and how their comments have been addressed.

The Selby Context/Selby District Portrait

- 1.5 Selby District is a relatively small District with an estimated 2011 population of 83,449 projected to rise to 93,000 in 2021 check for a date closer to 2027. It is the most southerly District in North Yorkshire, covering an area of approximately 6,190 square kilometres to the south of the city of York and broadly contained by the A1 (M) / A1 to the west and the River Derwent to the east. Neighbouring local authorities are the City of York Council, Leeds City Council, Doncaster Metropolitan Borough Council, Harrogate Borough Council, Wakefield Metropolitan District Council and the East Riding of Yorkshire Council. The key diagram from the adopted Core

Strategy illustrates the relationship with surrounding areas which is the starting point for assessing strategic and cross boundary issues for PLAN Selby.

Map: Regional Context



2. Context – the Requirement of the Duty to Co-operate

The Localism Act

- 2.0 Section 110 of the Localism Act inserts a new section 33A into the Planning and Compulsory Purchase Act 2004 and introduces a duty to co-operate in relation to planning of sustainable development in so far as it relates to a strategic matter. A ‘strategic matter’ is defined as *“sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in conjunction with infrastructure that is strategic and has or would have a significant impact on at least two planning areas.”*
- 2.1 The responsibility it introduces (‘the duty’) applies to all local planning authorities, county councils and other bodies. These other bodies are prescribed in Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and updated by the National Planning Policy Guidance (PPG, 2014).

Of those in the regulations it is considered that the following bodies are most relevant to Selby District Council:

- The Environment Agency;
- The Historic Buildings and Monuments Commission for England (English Heritage);
- Natural England;
- The Civil Aviation Authority;
- The Homes and Communities Agency;
- The Office of Rail Regulation;
- National Health Service Commissioning Board and clinical commissioning groups
- The Highway Agency;
- North Yorkshire County Council as Highways Authority; and
- The Marine Management Organisation.

The Local Enterprise Partnership (LEP) is also included as a prescribed body although as part of a separate clause 33A (ix). For Selby this includes both the York, North Yorkshire and East Riding LEP and the Leeds City Region LEP. It should be noted, as illustrated at Annex 1, that both LEPs are intrinsically linked with the wider, on-going governance structures (discussed in more detail in chapter 4). In addition, paragraph 180 of the National Planning Policy Framework (NPPF) highlights

that local planning authorities should also work collaboratively with Local Nature Partnerships (LNPs). Local planning authorities (LPAs) should also work collaboratively with private sector bodies, utility and infrastructure providers.

The LPAs surrounding Selby District are:

- Leeds
- City of York
- Harrogate
- East Riding of Yorkshire Council
- Wakefield
- Doncaster
- North Yorkshire County Council
- The West Yorkshire Combined Authority

The LEPs are:

- Leeds City Region
- York, North Yorkshire and East Riding

The LNPs in the Plan area are:

- North Yorkshire and York LNP
- Humber LNP

The neighbouring LNPs are:

- Hull and East Riding LNP
- South Yorkshire LNP
- Yorkshire West LNP

2.3 The duty requires all local planning authorities to co-operate with each other in maximising the effectiveness with which development plan documents are prepared. The Localism Act states that in particular the duty requires that engagement should occur “*constructively, actively and on an on-going basis*” during the plan making process and that regard must be given to the activities of other authorities where these are relevant to the plan making authority. The duty also requires that Councils set out planning policies to address any strategic issues which may arise and requires the Council to consider joint approaches to plan making.

2.4 It is important to note that when demonstrating wider co-operation in plan making, this co-operation needs to be across organisational boundaries as well as geographical boundaries.

2.5 The Inspector must determine as part of his or her overall assessment of an emerging plan whether or not the duty to co-operate has been complied with. If it is determined that the duty has not been met, a plan will automatically fail as not legally compliant, and cannot go forward for examination of its overall soundness.

The National Planning Policy Framework (NPPF)

- 2.6 The NPPF (2012), paragraph 178 sets out that public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. Paragraph 156 states that Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- The homes and jobs needed in the area;
 - The provision of retail, leisure and other commercial development;
 - The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - The provision of health, security, community and cultural infrastructure and other local facilities; and
 - Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 2.7 Paragraph 178 states that local authorities have a duty to cooperate on planning issues that cross administrative boundaries particularly those which relate to the strategic priorities set out in paragraph 156 and expects joint working on areas of common interest to be *“diligently undertaken for the mutual benefit of neighbouring authorities”*. Paragraph 179, follows on from this stating: *“... joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas – for instance, because of a lack of physical capacity or because to do so would cause significant harm to the principles and policies of this Framework. As part of this process, they should consider producing joint planning policies on strategic matters and informal strategies such as joint infrastructure and investment plans.”*
- 2.8 Paragraph 180 states: *“... In two tier areas, county and district authorities should co-operate with each other on relevant issues. Local planning authorities should work collaboratively on strategic planning priorities to enable delivery of sustainable development in consultation with Local Enterprise Partnerships and Local Nature Partnership. Local planning authorities should also work collaboratively with private sector bodies, utility and infrastructure providers.”*
- 2.9 Paragraph 181 states: *“Local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence to an agreed position. Co-operation should be a continuous process of engagement from initial thinking through to implementation. Resulting in a final position where*

plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development.”

- 2.10 The requirement for continuous engagement implies a commitment to engage in regular discussions and collaborative decision-taking over a prolonged period of plan preparation.
- 2.11 The Duty to Co-Operate is not a ‘duty to agree’ but local planning authorities should demonstrate that they have proactively engaged with their neighbours and other prescribed bodies to seek agreement on strategic priorities. Where differences of approach exist, there is an expectation that neighbouring authorities should be satisfied that the proposed outcome would not prejudice each other’s plans.
- 2.12 For Selby, the Selby District Core Strategy Local Plan (adopted October 2013) is the result of an extended period of collaborative working between neighbouring planning authorities and stakeholders to assemble evidence and agree strategic planning priorities to inform the plan and develop policies effectively responding to the sustainable development needs of the area. Thus the Core Strategy Local Plan provides the adopted policies to address the strategic priorities required to be covered by the NPPF and section 33A of the Planning and Compulsory Purchase Act 2004. PLAN Selby will primarily provide detailed policy to implement the strategy.
- 2.13 The Core Strategy was accompanied by a Duty to Co-operate Compliance Statement (in two parts¹) which demonstrated how the plan fulfilled the requirements in the NPPF although the duty in s33A did not apply as the plan was prepared before the section came into force. These strategic priorities are not repeated in this document. Annex 2 (see also 3.1) summarises the on-going collaborative working which applied to the Core Strategy and now PLAN Selby. A summary table is also provided at Annex 3 which outlines the key strategic priorities dealt with at Core Strategy level.

The National Planning Practice Guidance (PPG)

- 2.14 The PPG was published in online form in 2014. It contains further guidance on how Local Planning Authorities should meet both the legal part of the duty from s33A of the Localism Act and also the duty as set out in the NPPF. Key points are highlighted below:
- The duty to cooperate is not a duty to agree. But local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters.
 - Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans.

¹ Part 1, April 2012 -

http://www.selby.gov.uk/upload/CD64_SDC_NPPF_3_Topics_Statement_13_April_2012.pdf

And Part 2 June 2012 - http://www.selby.gov.uk/upload/CD64a_Part_2_NPPF_Compliance_Statement.pdf
With Appendices

http://www.selby.gov.uk/upload/CD64a_Part_2_NPPF_Compliance_Statement_Appendix_1.pdf

And http://www.selby.gov.uk/upload/CD64a_Part_2_NPPF_Compliance_Statement_Appendix_2.pdf

- Local planning authorities will need to bear in mind that the cooperation should produce effective and deliverable policies on strategic cross boundary matters.
- The duty to cooperate is a legal test that requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in Local Plans. It is separate from but related to the Local Plan test of soundness.
- The Local Plan examination will test whether a local planning authority has complied with the duty to cooperate. The Inspector will recommend that the Local Plan is not adopted if the duty has not been complied with and the examination will not proceed any further.
- If the Inspector finds that the duty has been complied with the examination will also test whether the Local Plan is sound. In assessing whether the Local Plan is 'effective' (one of the tests of soundness) the Inspector will assess whether it is deliverable within the timescale set by the Local Plan and if it demonstrates effective joint working to meet cross boundary strategic priorities.
- Local planning authority councillors and officers are responsible for leading discussion, negotiation and action to ensure effective planning for strategic matters in their Local Plans. This requires a proactive, ongoing and focused approach to strategic planning and partnership working.
- Local planning authorities and the public bodies that are subject to the duty must cooperate with Local Enterprise Partnerships and Local Nature Partnerships and have regard to their activities when they are preparing their Local Plans, so long as those activities are relevant to local plan making.
- Cooperation between local planning authorities, county councils and other public bodies should produce effective policies on strategic cross boundary matters. Inspectors testing compliance with the duty at examination will assess the outcomes of cooperation and not just whether local planning authorities have approached others.
- Local planning authorities should bear in mind that effective cooperation is likely to require sustained joint working with concrete actions and outcomes. It is unlikely to be met by an exchange of correspondence, conversations or consultations between authorities alone.
- The activities that fall within the duty to cooperate include activities that prepare the way for or support the preparation of Local Plans and can relate to all stages of the plan preparation process. This might involve joint research and evidence gathering to define the scope of the Local Plan, assess policy impacts and assemble the necessary material to support policy choices. These could

include assessments of land availability, Strategic Flood Risk Assessments and water cycle studies.

- Authorities should submit robust evidence of the efforts they have made to cooperate on strategic cross boundary matters. This could be in the form of a statement submitted to the examination. Evidence should include details about who the authority has cooperated with, the nature and timing of cooperation and how it has influenced the Local Plan.
- Cooperation should take place throughout Local Plan preparation – it is important not to confine cooperation to any one point in the process.
- Local planning authorities and other public bodies need to work together from the outset at the plan scoping and evidence gathering stages before options for the planning strategy are identified. That will help to identify and assess the implications of any strategic cross boundary issues on which they need to work together and maximise the effectiveness of Local Plans. After that they will need to continue working together to develop effective planning policies and delivery strategies. Cooperation should continue until plans are submitted for examination and beyond, into delivery and review.
- The local planning authorities and public bodies that a local planning authority needs to cooperate with will depend on the strategic matters that the local planning authority is planning for and the most appropriate functional geography to gather evidence and develop planning policies. For example housing market and travel to work areas, river catchments and landscape areas may be a more appropriate basis on which to plan than individual local planning authority areas.
- It is important to adopt a pragmatic approach in deciding the area over which cooperation is needed and who to work with.
- Cooperation between different tiers – counties and districts – may be needed on issues such as transport, waste and flood risk. This will be decided by the particular issues and local planning authorities may well work in different groupings for different strategic matters.
- If Local Plans are not being brought forward at the same time, the use of formal agreements between local planning authorities, signed by elected members, demonstrating their long term commitment to a jointly agreed strategy on cross boundary matters will demonstrate effective cooperation.

Local planning authorities must give details of what action they have taken under the duty to cooperate to their communities in their Authority Monitoring Reports. This should include actions to both secure the effective cooperation of others and respond constructively to requests for

cooperation. It should also highlight the outcomes of cooperation. This should be done at least once a year and information should be published on the local planning authority's website and made available for inspection at their offices.

3. Collaborative Working

3.0 The table in Annex 2 illustrates the changing but on-going methods of co-operation that Selby District Council has been engaged in whilst preparing both the Core Strategy Local Plan and PLAN Selby. (See also Core Strategy Compliance Statements at 2.13).

The RSS Process

3.2 The Yorkshire and Humber Regional Spatial Strategy (RSS) was, with the exception of the RSS York Green Belt policies and the Key Diagram of the RSS (insofar as it illustrates the York Green Belt boundaries), revoked by the Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013. Even though the RSS has been revoked, it is essential to recognise that collaborative working was undertaken as part of the RSS process and its evidence base, as it relates to Selby and neighbouring authorities. It is important to recognise this historic point because its key approaches have informed emerging development plans and existing plans in the functional sub regions and the York sub area. It provided the vehicle for consideration of cross boundary strategic issues and identifies suitable policy approaches to address them. (See also Core Strategy DTC Compliance Statement at section 2 and LCR DTC Statement at section 4). However it is also important to note that the Duty to Cooperate replaces the RSS process in developing new plans.

Joint Working Outcomes

- 3.3 Selby District Council has been involved in extensive collaborative joint working with its neighbouring authorities and other stakeholders and prescribed bodies on a range of documents to support the activities shown in Annexes 1 and 2 and to address specific strategic issues. The following documents will influence our work during the preparation of PLAN Selby:
- Regional Settlement Study (2004) (North Yorkshire County Council (NYCC));
 - Sub-regional Renewable Energy Assessment and Targets Study (2004) (Future Energy Solutions for the Government Office Yorkshire and the Humber and the Yorkshire and Humber Assembly);
 - Yorkshire and Humber Region Sand and Gravel resources and environmental assets (2004) (Yorkshire and Humber Regional Assembly);
 - North Yorkshire - Managing Landscape Change : Renewable and Low Carbon Energy Development – a landscape sensitivity framework for North Yorkshire and York (Feb 2012).
 - Delivering Sustainable Energy in North Yorkshire (2005) (NYCC, District Councils, National Parks, City of York, the Regional Assembly and Local Government Yorkshire and Humber);
 - Let's Talk Rubbish: A municipal waste management strategy for the City of York and North Yorkshire (2006)(York and North Yorkshire Waste Partnership);

- Leeds City Region Transport Strategy (2009) (Leeds City Region Partnership);
- The Yorkshire and Humber Plan (the RSS) (2008) (Yorkshire and Humber Assembly);
- North Yorkshire Gypsy and Traveller Accommodation Assessment (2008) (Arc on behalf of all District Councils in North Yorkshire);
- North Yorkshire Accommodation Requirements of Showmen (2009) (Arc on behalf of the North Yorkshire Strategic Housing Partnership Board) ;
- Leeds City Region Green Infrastructure Study (2010) (Leeds City Region Partnership);
- Effective demand for Market Housing Study (2010) (Local Government Yorkshire and Humber and all District Councils);
- Leeds City Region Housing Investment Plan (2010) (Leeds City Region Partnership);
- York and North Yorkshire Economic Assessment, Selby District Authority Profile (2010) (York and North Yorkshire Partnership Unit);
- Realising the Potential: The Leeds City Region Local Enterprise Partnership Plan (2011) (Leeds City Region Partnership);
- Leeds City Region Interim Spatial Strategy (2011) (Leeds City Region Partnership);
- Leeds City Region Green Infrastructure Strategy (2011) (Natural England, Leeds City Region Partnership);
- Local Government North Yorkshire and York Sub Regional Strategy (2011) (Local Government North Yorkshire and York);
- North Yorkshire Strategic Housing Market Assessment (2011) (North Yorkshire Strategic Housing Partnership, NYCC, City of York, District Councils, National Parks);
- Gypsy and Traveller Accommodation Assessment (2012) (Harrogate Borough Council) and Selby District Council; Traveller Needs Assessment 2013
- City of York, North Yorkshire and North Yorkshire Moors Joint Minerals and Waste Plan (in production) (all North Yorkshire District Councils)

4. Current Strategic Approach to Co-operation

4.0 Annex 1 shows the current governance arrangements for the North Yorkshire and York sub area (extended to include East Riding of Yorkshire in the LEP) and the Leeds City Region as they affect the District of Selby. The York sub area is a functional sub area in its own right and it cuts across these two larger sub areas. It is evident from Annex 1 that the emerging new structures are complex but Selby District Council is engaged in the Boards/Groups formally with Member/Officer representation and in most cases with additional informal officer level meetings.

4.1 Within the Leeds City Region, the Local Authority Joint Committee (Leaders' Board) brings together the elected leaders of the 11 partner councils and is constituted as a joint committee. The Leaders' Board has direct responsibility for planning. The Leaders' Board also works together with the Local Enterprise Partnership Board to facilitate sustainable economic growth across the City Region. Below the Leaders' Board and LEP Board are a suite of thematic panels, with the LCR/HCA joint board dealing with housing investment and regeneration and the Transport Panel overseeing the setting of transport priorities being important in shaping the planning agenda across the City Region. There is also the LCR Planning Portfolios Board

(councillors) which sits below the LCR Leaders' Board advises the Leaders' Board on DTC and planning issues. There are also a number of Officer Groups, including the LCR Heads of Planning Group as well as the Strategic DTC Group, which reports to it that underpin these formal arrangements (as illustrated in Annex 1).

- 4.2 Most authorities within the Leeds City Region have used the RSS as the starting point for developing their strategic policies. The authorities within the Leeds City Region continue to support the broad policy thrust of the RSS and have therefore carried forward (in 2011) a suite of policies from the RSS that address the spatial principles in a City Region Strategy Statement. This is set out in the Leeds City Region Interim Strategy Statement reproduced as part of the Statement of Cooperation for Local Planning, Leeds City Region at Annex 4.
- 4.3 The LCR Statement of Cooperation for Local Planning has been developed by the Planning Portfolios Board and agreed by the Leaders' Board. **Endorsement of the Statement by LCR Leaders, the WYCA and the LEP gives the document further weight and raises awareness of the importance of meeting the Duty to Cooperate and strategic planning issues. The Portfolios Board have recognised that the document will need to develop as our duty to cooperate arrangements develop.**
- 4.4 The statement is paramount to understanding how the authorities and other partners currently liaise and engage at the city region level, as an important part of demonstrating the duty. In order to avoid duplication, these details have not been repeated in the body of this statement. The LCR Statement of Cooperation for Local Planning forms part of the evidence base for PLAN Selby. It is not simply a policy document, but sets out agreed processes for how Selby and the other local authorities in the LCR identify and tackle strategic matters and priorities in order to meet our respective duty to cooperate during the preparation of local plans.
- 4.5 Annex 1 sets out the governance structures in the region and Annex 2 sets out the on-going collaborative arrangements. The North Yorkshire and York LEP was extended to include the East Riding of Yorkshire Council. The Local Government North Yorkshire and York Leaders' Board was formally constituted in 2009 and brings together the leaders of North Yorkshire County Council, City of York Council and the District Councils of North Yorkshire. Below this are a number of thematic Boards, of most importance to planning is the North Yorkshire and York Spatial Planning and Transport Board supported by a technical Officer Group. The North Yorkshire and York Spatial Planning and Transport Board, as well as the Technical Officer Group, includes representation from other relevant stakeholders (e.g. East Riding of Yorkshire Council). One of the specific purposes of the Board is to develop appropriate strategic approaches, connections and consultations between authorities and other prescribed bodies with particular regard to demonstrating compliance with the Duty and effective joint working. In addition, specific task and finish groups have been established by the Board. This includes the York Sub Area Joint Infrastructure Working Forum, which brings together representatives from City of York Council, North Yorkshire County Council, Selby District Council, Harrogate Borough Council, Hambleton District Council, Ryedale District Council and East Riding of Yorkshire Council. There is also a North Yorkshire Development Plans Forum (also includes East Riding of Yorkshire Council), which seeks to share best practice and where relevant coordinate Local Plan work. There are also wider planning related LGNYY governance structures which SDC engages with, such as the

LGNY Housing Board which is increasingly now focusing upon housing delivery across all tenures and sectors.

- 4.6 In 2011, Local Government North Yorkshire and York prepared the North Yorkshire and York Strategy. In the absence of the RSS this document advocates the strategic development priorities of the North Yorkshire and York Sub-Region. A key feature of the strategy is that the approach to delivery of critical priorities needs to be strongly rooted on the diverse places and spaces of North Yorkshire and York and to understand and capitalise on the different opportunities that are available in the different parts of the sub-region. It also set out that places have different roles and characters that determine how they relate with each other. The York sub region is an important and successful part of the economy of the north of England. The sub area has a role that is linked to the Leeds City Region and wider North Yorkshire; it also has its own distinctive characteristics.
- 4.7 A neighbouring authority with whom Selby District share a border but are not within the same City Region is Doncaster Metropolitan Borough Council (MBC) who is a member of the Sheffield City Region. As a neighbouring authority outside the respective City Regions, it has been the historical practice of Selby District Council and Doncaster MBC to consult each other on respective Local Plans and, as the particular need arises. Under the Duty, both Selby District Council and Doncaster MBC have co-operated with each other throughout the progress of each development plan document as necessary and appropriate. Selby is a relatively small rural authority which through the adopted Selby Core Strategy, aims to meet the housing needs of its population within its own borders. Selby has also set the objective of reducing out-commuting to larger economic centres by providing employment opportunity sites within the District. Doncaster plays a significant part in the Sheffield City Region and also hopes to meet its own housing needs within its borders, therefore, there has been no strategic cross boundary issues raised by either Authority regarding each other's Local Plan documents. Doncaster is now embarking on a new Local Plan and both LPAs will work closely with each other to identify and address any cross-boundary or strategic matters.
- 4.8 Selby District Council will continue to liaise directly with adjoining LPAs on specific issues as required so that issues are flagged up as part of this on-going process. For PLAN Selby, early engagement to seek to identify any strategic matters and priorities and other cross-boundary issues has already been undertaken using the officer groups outlined above and further work utilising the common approach of the matrix and the protocols as set out in the LCR Statement of Cooperation for Local Planning is already being progressed.

Joint Working / Evidence Base

- 4.9 Where appropriate, close working on aligning methodologies and developing joint commissions or evidence gathering at a sub-regional or regional level has taken place and will be considered when preparing the PLAN SELBY. Previous examples include the NYSHMA 2011 and TNA 2013. Most recently, the Housing Market Areas work and Edge Analytics demographic and objectively assessed needs for housing study has been progressed jointly in the LCR. In addition, the City of York Council work on housing market areas will also be taken into account.

4.10 There are other areas where Selby works with our local authority neighbours. For example periodic SDC/NYCC KIT meetings in relation to the Local Plan and infrastructure planning / CIL matters. As part of this, SDC intends to work with NYCC to prepare an Infrastructure Delivery Statement (IDS). Further, whilst not relating directly to the duty on policy development, it is worth highlighting that there are a number of mechanisms of collaboration between local authorities in the interests of enabling implementation, development and growth. For example, under the County Council's (Infrastructure Delivery Steering Group) infrastructure planning mechanisms, SDC has identified an Infrastructure District Champion to mirror an equivalent within the County Council.

5. The Selby District Core Strategy Local Plan (the Core Strategy) Adopted October 2013

- 5.1 The adopted Core Strategy has made the key policy decisions and PLAN Selby is being developed to implement the Core Strategy. Ultimately, PLAN Selby will add the more specific details, such as identifying specific locations for the housing, employment and other land uses. It will also set out policies for day-to-day decisions on planning applications.
- 5.2 In preparing the evidence base for the Core Strategy, Selby District Council complied with the NPPF which states that the Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities and that local planning authorities should also work collaboratively with private sector bodies, utility and infrastructure providers (NPPF paras 178-181).
- 5.3 The Council considered cross boundary impacts of housing growth on and from neighbouring authorities as set out in the Core Strategy Background Papers taking into account the views of adjoining local planning authorities and formally consulting on a revised housing target in January 2012. Neighbouring local planning authorities confirmed that the target level of growth would not have a significant impact on at least two planning areas (for further information refer to the Core Strategy NPPF compliance papers and the DTC Compliance Statement produced during the Examination in Public.
- 5.4 The Core Strategy includes a strategic policy to review Green Belt and only consider boundary alterations of those settlements within Selby District if exceptional circumstances can be demonstrated (It is not a wholesale review of the West Yorkshire and York Green Belt). This approach is compliant with the NPPF. Adjoining local planning authorities consider that the Core Strategy Green Belt Policy does not raise strategic implications. As part of the preparation process for PLAN Selby, the 'review' will appraise the current Green Belt and then, alongside other evidence relating to meeting our development needs, consideration will be given to whether there are any exceptional circumstances to alter boundaries. The review will trigger full cooperation with relevant bodies.
- 5.5 Annex 3 provides a brief summary of the strategic priorities addressed in the Core Strategy which provides the framework for developing the more detailed policies and site specific proposals in PLAN Selby.
- 5.6 The following section and table in Annex 5 seek to identify the 3 aspects of plan preparation which would require cross-boundary working:
1. Legal DTC under s33A of Act = strategic matters = defined as likely to have significant impact on 2 or more planning areas. And para 182 of NPPF – prepared in accordance with the Duty
 2. NPPF DTC = soundness test = para 178 - planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. Also para 181 - Local planning authorities will be expected to demonstrate evidence of having effectively

cooperated to plan for issues with cross-boundary impacts – prepared in accordance with the Duty

3. NPPF soundness tests - para 182 – ‘positively prepared’ and ‘effective’

6. Identifying Cross Boundary Issues arising from the Sites and Policies Local Plan – PLAN Selby

- 6.1 Ultimately, the final DTC Statement will be submitted with PLAN Selby to demonstrate how any DTC requirements have been fulfilled in respect of PLAN Selby. The statement however is not an end in itself as it is considered to be a living document which will evolve from this first draft at Initial Consultation stage and inform the preparation process for PLAN Selby. It seeks to identify any DTC or cross-boundary issues at this early stage to ensure such matters are an integral part of the process and a basis for an on-going conversation with our neighbours and stakeholder bodies. The Council will maintain a ‘log’ of engagement and cooperation with any responses/actions recorded which will be used to inform further drafts of this DTC Statement. It will supplement but not replace the Consultation Statement and Engagement Plan associated with the preparation of PLAN Selby.
- 6.2 This document is the first public working draft of the DTC Statement and comments are welcomed on its content and in particular to the matrix at Annex 5 which assesses the strategic and cross boundaries issues relevant to PLAN Selby. The matrix has already taken into account comments received on earlier drafts circulated to Local Planning Authorities in the Leeds City Region and North Yorkshire & York areas in November 2013 and in May 2014 and to a range of other bodies and other adjoining Local Planning Authorities in July 2014.
- 6.3 Because the Council is only at evidence gathering stage for PLAN Selby (which will take the Core Strategy strategic policies forward) and there are no specific policies and proposals for PLAN Selby at this stage; the Matrix at Annex 5 only identifies broad topic areas and highlights areas of the evidence base which will need to take account of wider-than-Selby District issues. Further work is required at the later stages when identifying specific policies and site specific allocations and designations which may impact across administrative boundaries.
- 6.4 The matrix is based on the table approved as part of the LCR DTC Statement but has been adapted to suit PLAN Selby at this early stage of the process.

7. Conclusions

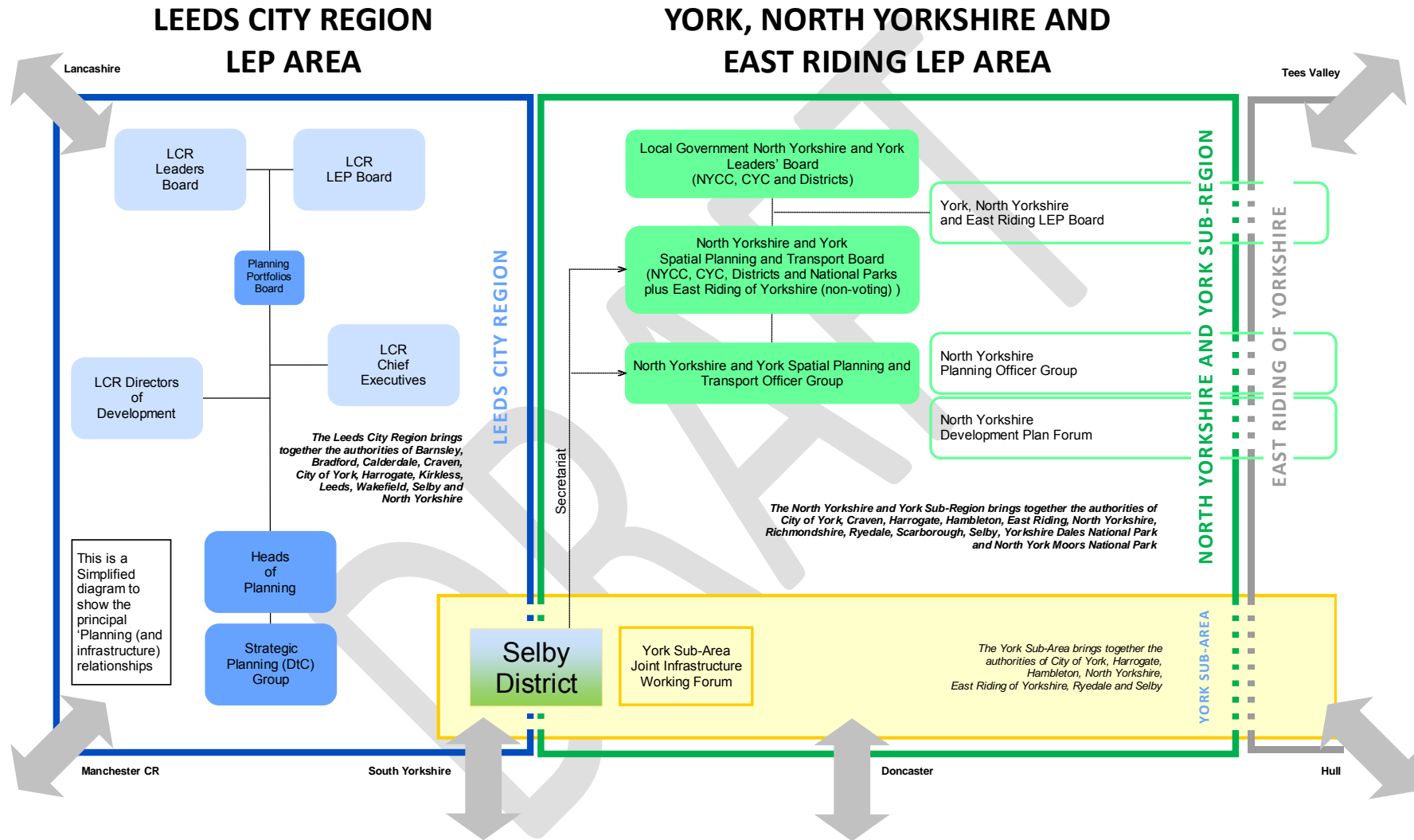
- 7.1 The work undertaken so far to identify any duty to cooperate is collated in the Matrix at Annex 5. At this stage, the Matrix does not identify that PLAN Selby triggers any legal duty to cooperate under s33a of the Localism Act or other NPPF duty relating to either strategic matters or strategic priorities.
- 7.2 There is nothing in the Initial Consultation PLAN Selby which has a significant impact on 2 or more planning areas.
- 7.3 However, the Matrix identifies that once further evidence is undertaken to inform emerging policies and allocations through the on-going plan preparation process there are topics where cross boundary impacts may become apparent and thus the duty to cooperate may well be triggered.
- 7.4 The Matrix and this main DTC paper should be seen as a living document and will be used to log progress and actions at each stage of the process in order to demonstrate compliance with the Duty where applicable.

Annexes

- Annex 1 Current Joint Working Arrangements – Diagram showing Selby’s relationship with both Leeds City Region and North Yorkshire & York Sub-region
- Annex 2 Changing methods of co-operation through the Selby District plan-making process
- Annex 3 Core Strategy - Summary of Strategic Matters and Priorities
- Annex 4 Statement of Cooperation for Local Planning, Leeds City Region *Available Separately*
- Annex 5 Selby District Sites and Policies Local Plan: Strategic Matters and Priorities Matrix

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Annex 1 Current Joint Working Arrangements



Annex 2: Changing methods of co-operation through the Selby District plan-making process

Dates	Vehicle for Co-operation	Role of Selby District Council
Pre-2004	North Yorkshire and York Structure Plan	Document produced by North Yorkshire County Council, City of York Council, National Park Authorities and North Yorkshire Local Authorities (including Selby)
Pre-2004	North Yorkshire Local Plan Forum	Active member
2003 - 12	Yorkshire and Humber Plan (Regional Spatial Strategy to 2026) <ul style="list-style-type: none"> • Set core approach and local authority targets • Identified sub area and cross-boundary issues 	Active member of the North Yorkshire and York Technical Forum which established a regional consensus on strategic cross-boundary issues and collectively lobbied the Regional Assembly SDC (Leader) was on the Regional Assembly Place Shaping Lead Member attended RSS meetings with Policy lead Officer chaired by NYCC and presented by Regional Planning Officers / members and officers attended
2004 - present	Leeds City Region Partnership <ul style="list-style-type: none"> • Agreed a concordat which outlined a shared vision and the principles of how local authorities would work together • Agreed the City Region Development Programme which developed the Partnership's vision into actions • Leaders Board set up to make strategic decisions 	Active member
2004 -present	North Yorkshire Development Plan Forum	Active member
2010 - 11	North Yorkshire and York Sub-Regional Strategy <ul style="list-style-type: none"> • Maintained core approach and sub area approach of RSS 	Active member of North Yorkshire and York Spatial Planning Board and Technical Officer Groups
2010 - 11	Leeds City Region Partnership: <ul style="list-style-type: none"> • Interim Planning Strategy which retains core approach of RSS 	Active member
2011 - present	Leeds City Region Local Enterprise Partnership	Active member
2011 - present	York, North Yorkshire and East Riding Local Enterprise Partnership	Active member
2011 - present	York Sub Area Joint Infrastructure Working Forum	Active member

Dates	Vehicle for Co-operation	Role of Selby District Council
2004-present	North Yorkshire and York Technical Officers Group (reports to SP&TB – see below)	Active member
2009-present	North Yorkshire and York Spatial Planning and Transport Board (reports to Leaders’ Board – see below)	LGNY&Y in 2009 established 4 thematic boards: Economy and Skills, Transport, Housing and Spatial Planning. In 2011 reduced thematic boards to 2 - Spatial Planning & Transport and Economy & Skills.
2009 -present	Local Government for North Yorkshire and York Leaders’ Board <ul style="list-style-type: none"> - Facilitates discussion on strategic and spatial matters at a sub-regional level. - Infrastructure planning issues Supported by NY&Y Chief Executive Officers Group and NY&Y Technical Officers Group	SDC Leader sites on Leaders’ Board.
2011 - present	Duty to Co-operate: LCR Chief Executives Group? LCR Planning Portfolios Board (councillors) LCR Directors of Development LCR Heads of Planning Group LCR Strategic Planning DTC Group	Active member
Ongoing	Periodic SDC/NYCC ‘Keep In Touch’ meetings in relation to the Local Plan and infrastructure planning / CIL matters.	SDC and NYCC to investigate preparing a joint Infrastructure Delivery Statement (IDS)
2013-present	SDC Chief Executive is also Assistant Chief Executive at NYCC	

Annex 3 Summary of how Strategic Matters and Priorities have been addressed within Core Strategy

Overview of Strategic Issue	Core Strategy Position
<i>Summary of the issue</i>	<i>Baseline position starting from the adopted CS policies</i>
Market and Affordable Housing	<p><u>SP2 Spatial development strategy</u></p> <p>The Core Strategy sets out the broad spatial housing distribution through the identified settlement hierarchy:</p> <p>51% Selby Town (Principal Town)</p> <p>11% Sherburn-in-Elmet (Local Service Centre)</p> <p>7% Tadcaster (Local Service Centre)</p> <p>29% in the 18 Designated Service Villages</p> <p><u>SP5 The scale and distribution of housing</u></p> <p>The Core Strategy sets the strategic housing requirement in Selby District at 450 dwellings per annum . This has been calculated by taking in to account Selby's role within the Leeds City Region and York Sub Area, including migration and population changes with reference to up-to-date population and household projections. This balances the need for housing, jobs and reducing the need for out-commuting.</p> <p>Plus additional 105 (minimum) dwellings per annum from windfall.</p> <p><u>SP9 Affordable housing</u></p> <p>Up to 40% target on sites of 10 units or more, and up to 10% contribution on smaller sites. An SPD sets out further detail.</p>
Traveller Needs	<p><u>SP11 Travellers</u></p> <p>The Core Strategy sets the broad framework for the development of sites within the District</p> <p>Establishes a broad spatial approach to traveller development and through the TNA identifies a need for 33 pitches for the plan period, and nil showperson plots.</p>
Employment Growth	<p>The Core Strategy provides the framework for employment growth in terms of the broad requirement, the location of growth and key sectors to focus on.</p> <p><u>SP13 The scale and distribution of economic growth</u></p> <p>Additional employment growth has been proposed that will help to reduce the need for residents to commute (to York/Leeds). Policy SP13 sets out employment growth of 37-52ha across the District, split 22-27ha in Selby and hinterland, 5-10ha Tadcaster, 5-10ha Sherburn, and 5ha in rural areas.</p> <p><u>SP7 Olympia Park strategic development site</u></p> <p>As part of the Olympia Park Strategic Development Site in the Core Strategy, allocated 23ha of employment land with proposed access from both A63 and A19.</p>
Retail, leisure, commercial development and town centres	<p>The Core Strategy sets out the retail hierarchy within the District as well as the broad role and function of each centre.</p> <p>The Core Strategy seeks to develop Selby's role for serving its own</p>

Overview of Strategic Issue	Core Strategy Position
	<p>population's needs and seeks to claw back leakage in order to create a more sustainable pattern of expenditure, rather than seeking to attract an increase in spend from neighbouring authorities.</p> <p><u>SP14 Town centres and local services</u></p> <p>This policy sets out the retail hierarchy and a broad desire for focusing retail, leisure etc. in Selby Town and the renaissance of the town centre; strengthening the role of Tadcaster and Sherburn-in-Elmet; promoting the regeneration of Tadcaster; and securing improved infrastructure and services for Sherburn-in-Elmet.</p>
Transport and Highways	<p><u>SP2 Spatial Development Strategy</u></p> <p>New housing development focussed on Selby urban area and then the LSCs (then DSVs) takes into account highways opportunities and constraints. Housing development in Selby urban area is limited to about 51% due to highways constraints and flood risk issues.</p> <p><u>SP5 The scale and distribution of housing</u></p> <p>This policy sets out the settlement hierarchy that capitalises on public transport networks to offer modal choice.</p> <p><u>SP13 The scale and distribution of economic growth</u></p> <p>Through SP13, the CS seeks to offer more employment opportunities within the District, to reduce the need for commuting out of the District stating that preference will be given to opportunities within Selby urban area and close to the Selby by-pass. Housing development in Selby urban area is limited to about 51% partly due to highways constraints.</p> <p><u>SP15 Sustainable Development and Climate Change</u></p> <p>Directs development to sustainable locations in line with Policy SP2. Minimise traffic growth by providing travel options and Transport Assessments are required. Make provision for cycle lanes and cycle facilities, safe pedestrian routes and improve public transport facilities</p>
Minerals and Waste Management	<p>The Core Strategy does not directly address Minerals and Waste issues, as it is a County Council function.</p> <p>However, in order to address minerals safeguarding there is a need for joint working in relation to emerging allocations.</p>
Flood Risk.	<p><u>SP2 Spatial Development Strategy</u></p> <p>The Core Strategy sets out the settlement hierarchy and has accounted for flood risk in the assessment of sustainable settlements and the overall level of development proposed in each level of the hierarchy. The CS acknowledges the District's flood risk, but also the relative sustainability of Selby as the Principal Town. Policy requires sequential test for sites. Housing development in Selby urban area is limited to about 51% due to highways constraints and flood risk issues.</p> <p><u>SP15 Sustainable development and climate change</u></p> <p>This Policy seeks to ensure that development in areas of flood risk is avoided wherever possible through the application of the sequential test and exception test. It also ensures that where development must be located within areas of flood risk that it can be made safe without increasing flood risk elsewhere.</p> <p>It also supports sustainable flood management measures such as water storage areas and schemes promoted through local surface water</p>

Overview of Strategic Issue	Core Strategy Position
	management plans to provide protection from flooding; and biodiversity and amenity improvements.
Renewable, Low-Carbon and Renewable, Low Carbon and Decentralised Energy Generation (RLCD)	<p><u>Policies SP15 Sustainable Development and Climate Change, SP16 Improving resource efficiency and SP17 Low-Carbon and Renewable Energy</u></p> <p>The CS sets out overall target for installed RLCD and that 10% of energy should be generated on sites for larger developments.</p> <p>Key development sites identified in the CS and PLAN Selby are to derive the majority of their total energy needs from renewable, low carbon or decentralised sources where viable.</p> <p>Supports a range of available RLCD technologies, design requirements and seek compliance with national construction benchmarks.</p> <p>PLAN Selby to identify opportunities where development can derive energy needs from RLCD, consider identifying suitable areas for RLCD and consider revised target and development management policies/guidance.</p>
Infrastructure Capacity	<p>Core Strategy Infrastructure Delivery Plan and background papers used to inform <u>SP2 Spatial Development Strategy</u> which sets out the most appropriate locations for growth.</p> <p><u>SP12 access to services, community facilities and infrastructure</u></p> <p>Requires new infrastructure and community facilities in connection with new development.</p>
Natural Environment (landscape, biodiversity and green infrastructure)	<p><u>SP12 access to services, community facilities and infrastructure</u></p> <p>Provide community facilities in connections with new development. Protect and enhance and provide new green infrastructure</p> <p><u>SP15 Sustainable development and climate change</u></p> <p>Protect, enhance and create habitats, include tree planting, wetland creation etc.</p> <p><u>SP18 Protecting and enhancing the environment</u></p> <p>The CS sets out a range of broad measures to protect and wherever possible enhance natural and cultural assets, and promoting effective stewardship of the District's wildlife.</p>
Green Belt	<p><u>SP3 Green Belt</u></p> <p>The CS establishes the protection for Green Belt from inappropriate development.</p> <p>The Policy sets out that the Council may undertake a review of Green Belt to inform PLAN Selby, including what may constitute Exceptional Circumstances to alter any boundaries (also identify Safeguarded Land)</p>

Annex 4 Statement of Cooperation for Local Planning, Leeds City Region

Available Separately

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ANNEX 5 Selby District Sites and Policies Plan: Duty to Cooperate Matrix

Context for Matrix

The NPPF (2012), paragraph 178 sets out that, public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. Paragraph 156 states that Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver a specific list of strategic priorities (see paragraph 2.6 in main document). That duty then, refers to strategic policies and these have already been provided in the Core Strategy Local Plan (see also Annex 3). PLAN Selby will not contain strategic policies for strategic priorities but instead aims to deliver the Core Strategy through detailed policies and proposals. Therefore strategic issues have already been addressed in the Core Strategy.

However the Council is mindful that cross-boundary issues are properly considered and that PLAN Selby is positively prepared. To this end this Annex 4 seeks to identify if there are any strategic matters in PLAN Selby which would trigger the legal duty to cooperate and identify any further strategic priorities which must be addressed in PLAN Selby and which would then require the NPPF duty to cooperate. In addition other cross-boundary issues are appraised. It does not prevent strategic matters or other strategic priorities being identified and coming into the process as PLAN Selby is progressed.

The following table seeks to identify the 3 aspects of plan preparation which would require cross-boundary working:

1. Legal DTC under s33A of Act = strategic matters = defined as the sustainable development or use of land that has or would have a significant impact on at least two planning areas, in particular in connection with strategic infrastructure. Also para 182 of NPPF – prepared in accordance with DTC
2. NPPF DTC = soundness test = para 178 - planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. Also para 181 - Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts – prepared in accordance with the duty to cooperate.
3. NPPF soundness tests - para 182 – ‘positively prepared’ and ‘effective’

At this early stage, during preparation for Initial Consultation (for which public participation is programmed in autumn 2014), only broad strategic issues are identified with no firm policies and proposals. The table identifies priority areas instead. The table in this Annex takes into account comments received from early engagement with LCR and NY&Y LPAs in November 2013 and May 2014 and engagement with other bodies and Doncaster MBC in July 2014. At each stage of developing PLAN Selby, this paper will be updated to chart the progress.

KEY FINDINGS:

At this stage, the Matrix does not identify that the PLAN Selby triggers any legal duty to cooperate under s33a or other NPPF duty relating to strategic matters or strategic priorities.

There is nothing in the Initial Consultation PLAN Selby which has a significant impact on 2 or more planning areas.

However, the Matrix identifies that once further evidence is undertaken to inform emerging policies and allocations through the on-going plan preparation process there are topics where cross boundary impacts may become apparent and thus the duty to cooperate may well be triggered.

The Matrix (alongside the main DTC paper) should be seen as a living document and will be used to log progress and actions at each stage of the process in order to demonstrate compliance with the Duty where applicable.

Overview of Potential Strategic Issue	PLAN Selby Position	Potential Impact on authorities/bodies affected	Evidence (existing)	Proposed new evidence / PLAN Selby options	Resolution / Mitigation	Monitoring	Actions / Response / outcome	NPPF Para 156 Link	Duty to Cooperate Link
<i>Summary of the issue</i>	<i>Possible issues/options for the PLAN Selby to take forward CS position</i>	<i>Description of potential impact on neighbouring authorities/ prescribed bodies</i>	<i>Evidence that sets out the issue (including web-links to source documents where available)</i>	<i>Proposed evidence studies to be undertaken in order to progress the PLAN Selby further</i>	<i>Details of how the issue can be overcome or managed</i>	<i>How the issue will be monitored including key indicators and trigger points</i>	<i>Agreed actions (including who lead and timescale) and expected positive outcome from agreed actions</i>	<i>Relevant strategic priority in para 156</i>	<i>NO DTC = green Watching brief / on-going - amber YES – DTC Action needed – red Note – all amber at this stage</i>
Market and Affordable Housing	<p>Delivery of OAN through allocations.</p> <p>Address extent of LCR and York housing market areas</p> <p>A new base date must be established for PLAN Selby (currently March 2014) to ascertain the residual housing requirement for new allocations.</p> <p>Building on the Core Strategy hierarchy, the PLAN SELBY must establish the methodology for distributing housing to each of the DSVs.</p> <p>A site selection methodology must also be devised, and allocations made in each of the Districts settlements in line with the Core Strategy settlement hierarchy.</p> <p>The PLAN SELBY will consider a more detailed policy on 100% affordable housing (rural exceptions) sites with options for a market element.</p>	<p><u>North Yorkshire County Council</u></p> <p>Cross boundary/tier issues will need to be considered at the options stage in relation to sites for housing before specific allocations are identified.</p> <p>All neighbouring LPAs</p> <p>Other agencies/partners depending on details as the PLAN SELBY progresses</p>	<ul style="list-style-type: none"> • Selby District Core Strategy Local Plan 2013 (and associated background documents) • Selby Strategic Housing Market Assessment 2009 • North Yorkshire Strategic Housing Market Assessment 2011 • Core Strategy Core Documents Housing Need (Arup) 2011/2012/2013 • Strategic Housing Land Availability Assessment 2011 • Call For Sites 2013 • Affordable Housing Economic Viability Assessment (EVA, 2009) and small sites threshold testing 2010 • 2011 Census • ONS subnational population projections and mid-year population estimates • CLG household projections 	<ul style="list-style-type: none"> • Strategic Land Availability Assessment 2013/14 (on-going) • New Strategic Housing Market Assessment 2014 Updated EVA LCR Housing Market Areas and OANs Edge Analytics work 2014 • Review of Development Limits • Green Belt Review • Review of Strategic Countryside Gaps • Updated SFRA 2014? • Highways Assessment (commissioned July 2014) • Parish Services Survey/ Village Study (on-going) • Site assessments and Viability appraisals 	<p>Address extent of LCR and York housing market areas, but no direct strategic issue for PLAN SELBY anticipated</p> <p>Overall housing target DTC issues have been dealt with at the Core Strategy level but a new SHMA will ensure OAN is reviewed in the light of the most up to date information.</p> <p>Any cross boundary issues may need to be considered as part of site specific allocations assessment at later stages.</p>	<p>To add following Initial Consultation and post SHMA.</p>	<p>On-going check on OAN and delivery of targets.</p> <p>More comprehensive evidence base to support proposed allocations</p>	Homes needed	<p>No DTC strategic issue for PLAN SELBY at this stage but keep under review regarding new SHMA.</p> <p>Depending on location of site allocations may be some cross-boundary impacts which require DTC</p>
Traveller Needs	The PLAN SELBY will consider allocations for Traveller site development,	All neighbouring LPAs Other	<ul style="list-style-type: none"> • The need for pitches to meet the future needs of the 	Areas of search / site assessments	NA	Through AMR. Continue to be	Overall traveller needs requirements	Homes needed	No DTC for PLAN SELBY at this stage regarding provision

Overview of Potential Strategic Issue	PLAN Selby Position	Potential Impact on authorities/bodies affected	Evidence (existing)	Proposed new evidence / PLAN Selby options	Resolution / Mitigation	Monitoring	Actions / Response / outcome	NPPF Para 156 Link	Duty to Cooperate
	and broad locations for growth for windfall Traveller development in light of the TNA. Will consider a criteria-based policy	agencies/partners depending on details as the PLAN SELBY progresses	Gypsy, Traveller and Showmen communities is identified in the Selby Traveller Need Assessment (2013). The Selby TNA considers cross-boundary needs, but finds that growth arises internally with Travellers' desire to remain local. The TNA considers that any need arising outside its borders is already captured in other need assessments. Each authority is outlining policies that will seek to address their local needs appropriately			aware of TNAs in other LPAs and how that might impact on SD. Investigate developing further monitoring data across Districts and through emerging local assessments.	DTC issues have been dealt with at the Core Strategy level. Any cross boundary issues may need to be considered as part of site specific allocations assessment at later stages.		of pitches to meet travellers' needs but keep under review. Depending on location of site allocations may be some cross-boundary impacts which trigger DTC
Employment Growth	PLAN SELBY will consider the precise scale and location of employment allocations taking into account up to date evidence which will review the identified Established Employment Areas in the Selby District Local Plan as well as other site specific and development management SDLP Policies and land supply / demand / market assessment / business needs.	All neighbouring LPAs Other agencies/partners depending on details as the PLAN SELBY progresses	<ul style="list-style-type: none"> • Selby District Local Plan (2005, saved policies 2008) • Selby District Core Strategy Local Plan 2013 (and associated background documents) • Employment Land Study 2007 • Employment Land Refresh 2010 • Retail, Commercial & Leisure Study (2009) 	Further work is to be undertaken in reviewing the evidence base for employment land. Through the Employment Land Review 2014 cross boundary issues and DTC work will be undertaken in due course. • Strategic Land Availability Assessment 2013/14 (ongoing) • Employment Land, Retail, Commercial and Leisure Study (ELRCLS) • Viability appraisals • Review of Development Limits • Green Belt Review • Review of Strategic Countryside Gaps • SFRA • Highways Assessment • Parish Services Survey/ Village Study	NA	Through Employment Land, Retail and Commercial Study 2014 AMR	Overall employment requirements DTC issues have been dealt with at the Core Strategy level. Further DTC consideration will be undertaken through the evidence base work programmed for 2014. Any cross boundary issues may need to be considered as part of site specific allocations assessment at later stages.	Jobs needed	No DTC for PLAN SELBY at this stage regarding site allocations for employment and review of SDLP detailed policies but keep under review. Depending on location of site allocations may be some cross-boundary impacts which require DTC
Retail, leisure, commercial	PLAN SELBY may review town centre	All neighbouring LPAs	• Retail, Commercial & Leisure Study	• Further work is being undertaken in reviewing	NA	Through Employment	Further DTC consideration will	Provision of retail	No DTC for PLAN SELBY at this stage

Overview of Potential Strategic Issue	PLAN Selby Position	Potential Impact on authorities/bodies affected	Evidence (existing)	Proposed new evidence / PLAN Selby options	Resolution / Mitigation	Monitoring	Actions / Response / outcome	NPPF Para 156 Link	Duty to Cooperate
development and town centres	<p>boundaries/primary shopping areas.</p> <p>PLAN SELBY will consider allocating site(s) for additional comparison and/or convenience development.</p> <p>PLAN SELBY will consider small-scale leisure allocations where any need is identified.</p> <p>PLAN SELBY will consider detailed Development Management policies for town centre developments</p>	Other agencies/partners depending on details as the PLAN SELBY progresses	(2009)	<p>the evidence base for retail, commercial & Leisure in the District through the new Employment Land, Retail, Commercial and Leisure Study (ELRCLS) 2014 – on going.</p> <ul style="list-style-type: none"> • Update to Strategic Land Availability Assessment • Review of Development Limits • Green Belt Review • Review of Strategic Countryside Gaps • SFRA • Highways Assessment • Parish Services Survey/ Village Study • • Viability appraisals 		Land, Retail and Commercial Study 2014 AMR	<p>be undertaken through the evidence base work programmed for 2014.</p> <p>Cross boundary/tier issues will need to be considered at the options stage in relation to sites for retail before specific allocations are identified.</p>		<p>regarding town centre issues but keep under review.</p> <p>Depending on location of any site allocations may be some cross-boundary impacts which require DTC</p>
Transport and Highways	<p>The strategic aim of the Core Strategy is to reduce out commuting; however in order for this aim to be realised, the PLAN SELBY will consider more local or site specific ways to encourage sustainable travel.</p> <p>Consider policies that both encourage sustainable travel, and reduce private car use.</p> <p>Potential sites/specific developments to facilitate sustainable travel, such as car parks at stations, park and ride/drive, cycle routes</p> <p>The CS identified in strategic terms that proposed new development was deliverable but highlighted that impacts of specific site allocations needed to be assessed as</p>	<p>All neighbouring LPAs Particularly:</p> <p>A19 - York / Doncaster</p> <p>A63 – Leeds, ERYC</p> <p>A64 - York / Leeds / Harrogate (and between Tadcaster and A64)</p> <p>A1M/M1 – Leeds</p> <p>A1 - Leeds / Wakefield</p> <p>M62 - Leeds / Doncaster / ERYC</p> <p>Highways Agency (HA)</p> <p>NYCC Highways Authority - Involved in commissioning the Highways Assessment Study with SDC</p> <p><u>East Riding of Yorkshire Council</u></p>	<p>•CS evidence base – ‘Visum’ study / Selby Traffic Impact Studies 2009</p> <p>• SDC provide input to HA models/study and adjoining LPAs → HA NAT Tool → ERYC and CYC traffic study data</p> <p>• Infrastructure Delivery Plan 2011 (and updates)</p> <p>• NYCC Local Transport Plan</p> <p>• Census 2011</p> <p>• Selby Highways Assessment (Commissioned July 2014 – expect outputs October 2014) to consider</p>	<p>• Memorandum of Understanding A64 – on-going work</p> <p>Highways Assessment (commissioned July 2014 – expect outputs October 2014) - necessary to determine future impact on the LHN and mitigation where necessary and that any proposed improvement schemes can be delivered</p> <ul style="list-style-type: none"> • Viability appraisals 	NA	Through Highways Assessment 2014 AMR	<p>The A64 (T) has been identified as a potential strategic issue that is already being addressed across Districts through the Memorandum of Understanding process.</p> <p>Other highway impacts and capacity issues may be a cross-boundary issue, subject to evidence from the Selby Highways Assessment to be commissioned.</p>	Provision of infrastructure	<p>No DTC for PLAN SELBY at this stage regarding transport and highways issues but keep under review in the light of results of Highways Assessment and impact of proposed site allocations - depending on location of site allocations may be some cross-boundary impacts which require DTC</p>

Overview of Potential Strategic Issue	PLAN Selby Position	Potential Impact on authorities/bodies affected	Evidence (existing)	Proposed new evidence / PLAN Selby options	Resolution / Mitigation	Monitoring	Actions / Response / outcome	NPPF Para 156 Link	Duty to Cooperate
	part of the PLAN SELBY.	<p>The reference to the A64 is welcomed. Whilst it is unlikely that development within Selby District will have an impact on the highway network within the East Riding of Yorkshire, there is likely to be a cumulative impact on specific junctions on the A64. A draft Memorandum of Understanding has been prepared for the A64 corridor that will need to consider the combined impact of new development in a number of local authorities on the A64 (NB – this has not been endorsed by Members as yet)</p> <p><u>North Yorkshire County Council</u></p> <p>Clarification is needed of the A64 strategic approach and 'dedicated Board'</p>	wider than District issues						
Minerals and Waste Management	<p>North Yorkshire Joint Minerals and Waste Local Plan (under development) is a strategic document that will have to be examined. At examination DTC will be tested. SDC is actively involved in this process and through joint working will demonstrate cooperation.</p> <p>PLAN SELBY must consider and respond to issues arising from the Minerals and Waste Local Plan, but it is not envisaged that policies will be required.</p> <p>The safeguarding of minerals resources is an issue that needs to be taken into account in the</p>	<p>NYCC as Minerals and Waste LPA</p> <p>Plus Doncaster Council and ERYC as unitary authorities on SDC administrative boundary</p>	<ul style="list-style-type: none"> North Yorkshire Joint Minerals and Waste Local Plan (under development) 	NA	Minerals and Waste Management issues will need to be discussed with NYCC	On-going through M&W LP stages	To be identified through the NYCC Minerals and Waste Local Plan..	Provision of minerals and energy (including heat)	<p>No DTC for PLAN SELBY at this stage regarding minerals and waste issues but keep under review in the light of M&W LP.</p> <p>Depending on location of any proposed minerals and waste site allocations in M&W LP - may be some cross-boundary/ inter-tier impacts which require DTC</p>

Overview of Potential Strategic Issue	PLAN Selby Position	Potential Impact on authorities/bodies affected	Evidence (existing)	Proposed new evidence / PLAN Selby options	Resolution / Mitigation	Monitoring	Actions / Response / outcome	NPPF Para 156 Link	Duty to Cooperate
	allocation of sites. NYCC is in the process of identifying safeguarding areas in the Minerals and Waste Joint Plan. The early identification of locations where allocations may overlap with minerals safeguarding areas would help to ensure that safeguarding issues are taken properly into account as allocations are brought forwards.								
Flood Risk.	On a site by site basis PLAN SELBY will seek to allocate sites in light of an NPPF compliant flood risk assessment/sequential test. In order to do this PLAN SELBY assessment, further evidence base may be required. If taken forward, the evidence base will consider DTC issues such as any flood catchment areas issues and work closely with the Environment Agency. PLAN SELBY may also consider areas for flood storage and/or habitat creation, and mitigation.	Environment Agency All neighbouring LPAs - particularly: Leeds / Harrogate - River Wharfe York - R Ouse and River Derwent Wakefield / ERYC - River Aire ERYC - River Ouse/River Derwent Doncaster - River Went IDBs NYCC as local lead flood authority.	<ul style="list-style-type: none"> • Level 1 SFRA Updated 2008 • Level 2 Strategic Flood Risk Assessment 2010 • Catchment Plans • Infrastructure Delivery Plan • Environment Agency (EA) Flood Map • Environment Agency Flood Risk Management Strategies 	<ul style="list-style-type: none"> • Updates to SFRA data and/or further Strategic Flood Risk Assessment if necessary • Site specific flood risk assessment / sequential testing work will be undertaken as part of the site allocations assessment • Specialist studies in partnership / advice from EA 	To add following Initial Consultation and post further SFRA work	To add following Initial Consultation and post further SFRA work	Upstream and downstream flooding considerations may be a cross-boundary issue with respect to specific site allocations. FRAs will be undertaken as part of site assessments.	The provision of infrastructure for flood risk and coastal change management	No DTC for PLAN SELBY at this stage regarding flood risk issues but keep under review in the light of further Strategic Flood Risk Assessment work. Depending on location of proposed site allocations there may be some cross-boundary / inter-tier impacts which require DTC
Renewable, Low-Carbon and Decentralised Energy Generation	PLAN SELBY will consider setting local renewable energy generation targets Will consider a detailed Development Management policy for renewable energy developments. Will consider a detailed Development Management policy for construction benchmarks. Will consider identifying suitable areas of search for wind farms and/or other renewable energy projects. Will consider separation distances between turbines and residential	All neighbouring LPAs Particularly re cumulative impact wind turbines/wind farms – especially with ERYC Robin Hood Airport (Peel Airports) if there are any proposals for wind farms. This may be a Local Plan issue or a development management issue. Particularly re Kellingley Colliery - proximity to Wakefield and Doncaster - given the energy generation	<ul style="list-style-type: none"> • Infrastructure Delivery Plan • AECOM Study 2011 • Regional Strategy evidence base. 	<ul style="list-style-type: none"> • Climate Change / Renewable Energy Study (suitable areas / local targets / design requirements / cumulative impacts / local standards / practical / viable) – will need data from adjoining LPAs 	Set up meetings once further details emerge	To add following Initial Consultation and post further RE study	Cross-boundary landscape impacts are possible from large installations and/or wind farms.	Provision of minerals and energy (including heat)	The potential future use of the Kellingley Colliery site following closure may trigger DTC - keep under review. Further evidence gathering will require liaison with adjoining LPAs and If any 'suitable areas' are proposed for RLCD uses some cross-boundary impacts may require DTC

Overview of Potential Strategic Issue	PLAN Selby Position	Potential Impact on authorities/bodies affected	Evidence (existing)	Proposed new evidence / PLAN Selby options	Resolution / Mitigation	Monitoring	Actions / Response / outcome	NPPF Para 156 Link	Duty to Cooperate
		proposals and possible re-development of the site.							
Infrastructure Capacity	<p>PLAN SELBY will seek to allocate sites where capacity exists, or can be created</p> <p>PLAN SELBY may allocate sites for infrastructure development.</p> <p>PLAN SELBY will consider development of policies for infrastructure development/ implementation.</p> <p>Review SDLP policy on recreation open space developer contributions</p>	<p>All neighbouring LPAs</p> <p>NYCC - There might be cross-boundary issues in relation to school capacity and catchments, particularly at secondary level.</p> <p>PCT</p> <p>...and any other agency/partner as issues arise</p>	<ul style="list-style-type: none"> • Infrastructure Delivery Plan (on-going) • Community Infrastructure Levy (CIL) evidence • Recreation Open Space Strategy 2006 • Parish Survey data • SDC Countryside and Green Space Strategy (2013) • co-preparation of an Infrastructure Delivery Statement with NYCC. 	<ul style="list-style-type: none"> • Update Infrastructure Delivery Plan (on-going) Consider co-prep IDP with NYCC? • Informed by CIL data • Parish Services Survey/ Village Study (on-going) • Viability appraisals • New 'PPG17' Sport & Leisure study to be commissioned 2014 	To add following Initial Consultation and post further IDP work	Through IDP and proposed joint Infrastructure Delivery Statement work	Further DTC / cross boundary issues consideration will be undertaken through the evidence base work and taken into account as part of site assessment.	Provision of health, security, community and cultural infrastructure and other local facilities	<p>No DTC for PLAN SELBY at this stage regarding infrastructure but keep under review in the light of IDP.</p> <p>Depending on location of any proposed site allocations may be some cross-boundary / inter-tier impacts which require DTC</p>
Natural Environment (landscape, biodiversity and green infrastructure)	<p>PLAN SELBY will consider Development Management policies for protection of natural assets and review SDLP policies and designations</p> <p>e.g. Locally Important Landscape Areas (LILAs), Sites of Importance for Nature Conservation (SINCs) and River Derwent Area of Restraint (RDAR)</p> <p>PLAN SELBY will define the extent of natural assets on the Policies Map and consider DM policies for their protection.</p> <p>PLAN SELBY will consider additional designations (such as defining areas of tranquillity) where evidence supports them.</p> <p>Recognise strategic context of green infrastructure and leisure sites in neighbouring councils</p>	<p>All neighbouring LPAs</p> <p>Particularly</p> <p>LILA – Leeds</p> <p>RDAR – ERYC</p> <p>GI – all LPAs</p> <p>Natural England / NYCC / North and East Yorkshire Data Centre (NEYDC) / Yorkshire Wildlife Trust</p> <p>Local Nature Partnership</p>	<ul style="list-style-type: none"> • SDLP SINC surveys • Natural England National Character Profiles • Selby District Landscape character assessment 1999 • CS Landscape Appraisals for villages 2011 • Humberhead Levels Nature Improvement Area • International biodiversity sites • Core Strategy SEA/SA/HRA • Selby Biodiversity Action Plan 2004 • Humber River Management Plan • LCR GI Study 	<ul style="list-style-type: none"> • Landscape Character Assessment / village landscape appraisals refresh • SINC survey / assessment update -- data from NEYDC • Further GI work? • Lower Derwent Valley Plan – being led by Natural England – will involve joint working between SDC, CYC, NYCC and ERYC - The East Riding Local Plan Proposed Submission Strategy Document, which has been agreed by the Council's Cabinet, identifies that; 'A Lower Derwent Valley Plan will enable the full value of both the designated land and the adjacent functionally connected land to be recognised and provide the basis for a cross boundary approach to 	Duty to Co-operate may also be an important tool should there be a need for strategic avoidance or mitigation measures to address cross-boundary adverse effects on Natura 2000 sites.	Survey and AMR	Cross-boundary issues exist where landscapes and natural environment designations exist on or near to the District Boundary - work with neighbours re LILA and RDAR, and GI/SINCs and impacts on SSSIs/Natura 2000 sites as appropriate.	Conservation and enhancement of the natural and historic environment, including landscape	<p>No DTC for PLAN SELBY at this stage regarding natural environment but keep under review in the light of review of SDLP policies and designations.</p> <p>Depending on location of any proposed site allocations may be some cross-boundary / inter-tier impacts which require DTC</p> <p>Further work on cross-boundary impacts of Lower Derwent Valley Plan required</p>

Overview of Potential Strategic Issue	PLAN Selby Position	Potential Impact on authorities/bodies affected	Evidence (existing)	Proposed new evidence / PLAN Selby options	Resolution / Mitigation	Monitoring	Actions / Response / outcome	NPPF Para 156 Link	Duty to Cooperate Link
				the conservation of this area					
Green Belt	<p>A comprehensive Green Belt Review will take place in 2014 to appraise Green Belt land. It will consider the general extent of Green Belt, Safeguarded Land, Washed Over and Inset settlements.</p> <p>However the PLAN SELBY will only alter Green Belt boundaries in light of the above review to correct anomalies or where exceptional circumstances exist in line with NPPF and Core Strategy policy.</p> <p>PLAN SELBY allocations for growth may necessitate consideration of further amendments to the Green belt to accommodate development where it is the more sustainable solution over other options.</p>	<p>Amendment of Green Belt may be a strategic matter in the PLAN SELBY if there is or may be a significant impact on 2 or more planning areas but this is not expected to be the case as it is likely to only affect detailed boundaries within Selby District</p> <p>City of York Council / Harrogate - York Green Belt</p> <p>Harrogate / Leeds / Wakefield / Doncaster - West Yorkshire Green Belt</p>	<ul style="list-style-type: none"> • SDLP 2005 • Core Strategy and Background Papers 	<ul style="list-style-type: none"> • Green Belt Review – consistent methodologies with adjoining green belt LPAs – LCR research 	To add following Initial Consultation and post further GB work	To add following Initial Consultation and post further GB work	The Core Strategy sets out that a working group be established to develop a coordinated methodology and agreement of broad principles in order to implement the review to ensure the purposes of the Green Belt are maintained	Conservation and enhancement of the natural and historic environment, including landscape	<p>No DTC for PLAN SELBY at this stage regarding green belt but keep under review in the light of review of SDLP policies and designations and developing GB review methodology.</p> <p>Depending on location of any green belt boundary changes / safeguarded land / proposed site allocations may be some cross-boundary impacts which require DTC</p>



Statement of Cooperation for Local Planning

Leeds City Region

Draft Final Report
Leeds City Region Leaders Board
1st July 2014

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1. Introduction

- 1.1 The Duty to Cooperate became a statutory requirement on the 15th November 2011; it is a legal duty on Local Planning Authorities and certain public bodies¹ to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters.
- 1.2 The Leeds City Region is the functional economic area made up of the local authority districts of Barnsley, Bradford, Calderdale, Craven, Harrogate, Kirklees, Leeds, Selby, Wakefield, York and North Yorkshire County Council². The Leeds City Region partnership of local authorities has a long history of collaboration on spatial planning and economic issues and has well-established partnership arrangements; formerly through the wider Yorkshire and Humber Regional Assembly partnership which informed the development of the Regional Spatial Strategy for Yorkshire and the Humber (RSS) and currently through the Leeds City Region Partnership (LCRP) which incorporates the Leeds City Region Enterprise Partnership.
- 1.3 Leeds City Region Planning Portfolios Board has prepared this Statement of Cooperation for Local Planning to outline the practical steps that are being taken to meet the Duty to Cooperate; the purpose of the Statement is twofold:
- To set out processes and practical steps to be followed going forward, that will strengthen the Leeds City Region authorities' approach to collaborative working;
 - To outline the current collaborative work on strategic, cross-boundary issues that is ongoing within the Leeds City Region.
- 1.4 This Statement of Cooperation sets out the legislation and guidance relating to the Duty to Cooperate. It outlines the Leeds City Region Duty to Cooperate process including best practice examples. The Statement also provides details of the current governance structures in place within the Leeds City Region to support collaborative working; it includes details of the Leeds

¹ Environment Agency, English Heritage, Natural England, Civil Aviation Authority, Homes and Communities Agency, Clinical commissioning groups, National Health Service Commissioning Board, Office of Rail Regulation, Integrated Transport Authority, Highway authorities (including the Secretary of State).

² NYCC, the eleventh local authority, is a planning authority in respect of minerals and waste only, but also a strategic infrastructure provider in relation to the District Councils of Craven, Harrogate and Selby.

City Region strategic context and the current agreed priorities. It is proposed that this Statement be revised annually.

2. Legislation and Guidance

- 2.1 The Localism Act (2011) and the National Planning Policy Framework requires local planning authorities specifically to cooperate with other planning authorities, public bodies and stakeholders on strategic matters affecting two or more planning areas.

The Localism Act 2011

- 2.2 The key legislation governing the Duty to Cooperate is the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011. Section 33A of the 2004 Act requires local planning authorities to “.....engage constructively, actively and on an on-going basis.....” with other local planning authorities, County Councils and other prescribed public bodies when preparing development plan documents and other local development plan documents. The Duty to Cooperate also includes supporting activities, such as the preparation of the evidence base.
- 2.3 The Duty to Cooperate should be applied to any “strategic matter” related to the preparation of the document. A strategic matter is defined as “sustainable development or use of land that has or would have a significant impact on at least 2 planning areas including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas” (section 33A (4) (a)). The aim of such cooperation is to maximise the effectiveness of the documents.
- 2.4 In this regard local authorities and others are required to engage constructively, actively and on an ongoing basis. Regard must also be had, under section 33A (9) and regulation 4(2), to the activities of Local Enterprise Partnerships as they relate to the Local Plan and supporting activities. Local Enterprise Partnership means a body, designated by the Secretary of State, which is established for the purpose of creating or improving the conditions for economic growth in an area.

The National Planning Policy Framework

- 2.5 Paragraphs 178-181 of the National Planning Policy Framework (NPPF) provide guidance on planning strategically across local boundaries. Paragraph 181 states that:

“Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are

submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development”.

2.6 Section 33A (6) of the Act adds legal weight to this guidance, requiring the Council to consider whether to prepare agreements on joint approaches to strategic planning, including whether to prepare joint local development documents with neighbouring local planning authorities.

2.7 Paragraph 178 of the NPPF also states that “*public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities ...*” The NPPF (paragraph 156) states that such priorities should include strategic priorities to deliver:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

However the NPPF makes it clear that this list is not exhaustive.

National Planning Policy Guidance

2.8 On March 6th 2014 the Government published the National Planning Policy Guidance (NPPG); it is available at the following link: [National Planning Practice Guidance](#). NPPG replaces a number of older guidance notes and complements the National Planning Policy Framework (NPPF). With regard to the Duty to Cooperate, NPPG confirms that the duty is the responsibility of local planning authority councillors and officers; leading discussion, negotiation and action to ensure effective planning for strategic matters in their Local Plans. The guidance also reiterates that it is not a duty to agree but that every effort should be made to secure the necessary cooperation on strategic cross boundary matters before a Local Plan is

submitted for examination. Further guidance is also provided on circumstances where an authority will not cooperate.

Other Guidance Documents

2.9 As well as the PAS ‘Doing your Duty’ early practice paper (2013), other useful guidance documents include [‘A Simple Guide to Strategic Planning and the Duty to Cooperate’ \(2011\)](#) produced by the Planning Advisory Service and in [‘Transition to the Localism Act and the NPPF’ \(2012\)](#) produced by the Planning Officers Society. The processes described in this Statement make reference to the guidance, including directly addressing the following key messages from the PAS guidance.

PAS Guidance	Leeds City Region Enterprise Partnership Approach
Utilise existing mechanisms / governance structures if they are useful vehicles which will help demonstrate cooperation.	Use of Heads of Planning and Planning Portfolios Board within the context of the wider Leeds City Region Enterprise Partnership Structure in addition to joint working with neighbouring authorities.
For key strategic issues, look to produce joint evidence with neighbouring authorities and / or prescribed bodies	Examples of joint evidence include the Kirklees, Wakefield and Calderdale Joint Strategic Flood Risk Assessment (see p21).
Keep good and easily accessible (transparent) records of your engagement with neighbouring authorities and prescribed bodies so that it is easy to demonstrate cooperation.	Tools to demonstrate cooperation, to be used as appropriate, include the Duty to Cooperate Table, Duty to Cooperate Statements, Statements of Common Ground and Memorandums of Understanding (MoU).
The responsibility to respond to the Duty is not confined to Examination and cannot be ‘retro-fitted’. It necessitates co-ordination and cooperation throughout all stages of plan preparation, planning for strategic projects and on to delivery and implementation.	Joint-working on strategic, cross-boundary issues will be undertaken throughout the development plan preparation process from early engagement through to consultation on draft plans. Planning Portfolios will be consulted at the draft plan stage (see Figures 1 and 2).

3 Leeds City Region Duty to Cooperate Process

- 3.1 The introduction of the Duty to Cooperate was an important change to the methodology of preparing Local Plans, it requires more than consultation with adjacent Councils; it requires cooperation in the preparation of plans and in the way in which plan provisions are arrived at in order to ensure that sustainable strategies are adopted and strategic issues are properly addressed; it is outcome focussed. The National Planning Policy Framework (NPPF) makes clear that cooperation should be a continuous process of engagement from initial thinking through to implementation. NPPG states that *“LPAs should bear in mind that effective cooperation is likely to require sustained joint working with concrete actions and outcomes. It is unlikely to be met by an exchange of correspondence, conversations or consultations between authorities alone”*. In determining whether the Duty to Cooperate has been fulfilled it is necessary to consider both the process that has been gone through and the outcomes. The objective is effective plan-making that recognises and responds effectively to matters identified in evidence that have implications both within and beyond the Plan area.
- 3.2 Since it became a statutory requirement on 15th November 2011, the Duty to Cooperate has been tested through the examination of a number of Core Strategies and Local Plans nationally which have now progressed through to adoption; for examples of early practice on the Duty to Cooperate PAS has produced a guide which is available at the following [link](#). For information on the status of Core Strategies and Local Plans within the Leeds City Region refer to Appendix B.
- 3.3 There is no definitive list of actions that constitute effective cooperation under the Duty to Cooperate as the actions will depend on local needs. NPPG states that, *“Cooperation should produce effective policies on cross boundary strategic matters. This is what local planning authorities and other public bodies should focus on when they are considering how to meet the duty.”* The issues that authorities choose to cooperate on and the method by which cooperation is undertaken is therefore at the discretion of the Local Planning Authority. This section of the Statement provides some high level principles on how Leeds City Region planning authorities intend to cooperate on strategic, cross-boundary issues and considers some of the options for documenting the process. All authorities will find methods of cooperation and documentation that are appropriate to their local circumstances.
- 3.4 Cooperation at different levels will be required (city region, county and district), the level at which engagement is required will be determined by the strategic issues identified. Local planning authorities are likely to be required to work in different groupings for different

strategic matters. Section 33A(6) of the 2004 Act requires local planning authorities and other public bodies to consider entering into agreements on joint approaches. Local planning authorities are also required to consider whether to prepare local planning policies jointly under powers provided by section 28 of the 2004 Act.

High Level Principles

3.5 The Leeds City Region authorities have identified the following high level principles that will influence a joint approach to meeting the Duty to Cooperate:

- **Cooperation throughout the development plan process:** the Duty to Cooperate is a statutory requirement for Local Plan preparation, implementation, ongoing monitoring and review; the Duty to Cooperate therefore applies throughout the development planning process.
- **Going beyond consultation:** effective cooperation requires sustained joint working, identifying actions and achieving outcomes. Correspondence, conversations and consultations alone are not sufficient.
- **Taking a pragmatic approach:** not all issues will require cross-boundary cooperation and the scale at which cooperation needs to take place to achieve the most effective outcomes will be dependent on the nature of the strategic matter.
- **Responding to all requests to engage:** at a local level where planning authorities within the Leeds City Region partnership request input into their development plan process a response will be provided from other authorities in the partnership. It is acknowledged that a 'no comment' response is more valuable than no response.

Identifying and Addressing Strategic, Cross boundary Issues (officer led)

3.6 Figure 1 below captures key stages that planning authorities may go through to identify and address cross-boundary, strategic issues in preparing development plan documents. The diagram represents an outline example, intended to be used as a guide only, as the nature of collaboration will depend on the circumstances of the authority.

3.7 The process diagram illustrates that collaboration needs to be undertaken throughout the development plan process, it is important not to confine cooperation to any one point in the process. It also identifies that engagement in the early stages is essential in identifying the strategic cross-boundary issues. The activities that fall within the Duty to Cooperate include activities that prepare the way for or support the preparation of Local Plans this might involve

joint research and evidence gathering to define the scope of the Local Plan, assess policy impacts and assemble the necessary material to support policy choices. The diagram identifies a series of actions that may be appropriate at different stages of plan preparation and for each stage possible methods of documenting collaborative working are identified.

- 3.8 It is important to note that the diagram only represents the collaboration through the plan making period, monitoring and reviewing progress on cross-boundary, strategic issues will be an on-going process beyond adoption of local development plans and throughout the policy implementation period.

Duty to Cooperate Tools

- 3.9 The list of strategic priorities included in NPPF is not exhaustive; it is therefore at the discretion of the Local Planning Authority to determine which issues they consider to have cross-boundary, strategic implications. The Leeds City Region planning authorities have developed a Duty to Cooperate Table (template) to be used as a tool in identifying strategic, cross-boundary issues and in addressing these issues; the template includes a list of policy areas where cross-boundary issue are most likely to arise. The recommendation is that all of these policy areas are considered, in addition to any additional local priorities identified. The table can be used as a tool to assist with high-level scoping of strategic, cross-boundary issues, for the collation of responses when engaging stakeholders and to track issues throughout the plan preparation process; the tables are therefore live until the point of final submission of the development plan.
- 3.10 This template was endorsed by the Leeds City Region Leaders' Board on the 6th December 2012. A copy of this template is included as Appendix C; the template has been used by Leeds City Council, Wakefield Council, Selby Council and Kirklees Council and has been adapted by each planning authority to meet local needs.
- 3.11 Documentation of the actions undertaken to fulfil the Duty to Cooperate is essential as local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans. NNPG states that authorities should submit robust evidence and that this could be in the form of a statement submitted to the examination. Evidence should include details about who the authority has cooperated with, the nature and timing of cooperation and how it has influenced the Local Plan.

3.12 Also included in Figure 1 as examples of documenting collaboration are Statements of Common Ground and Memorandums of Understanding (MoU). An example MoU is provided as Appendix H; the example is a framework for cooperation between South Pennine local authorities (including Kirklees, Calderdale and Barnsley within the Leeds City Region) with respect to strategic planning and development issues relating to renewable energy, in particular wind energy.³ The MoU provides a good example of joint working to cover a strategic issue dominated by the geography of the landscape rather than administrative boundaries. Authorities also report on on-going Duty to Cooperate compliance in their Annual Monitoring Reports.

Application of the Duty to Cooperate in the Leeds City Region

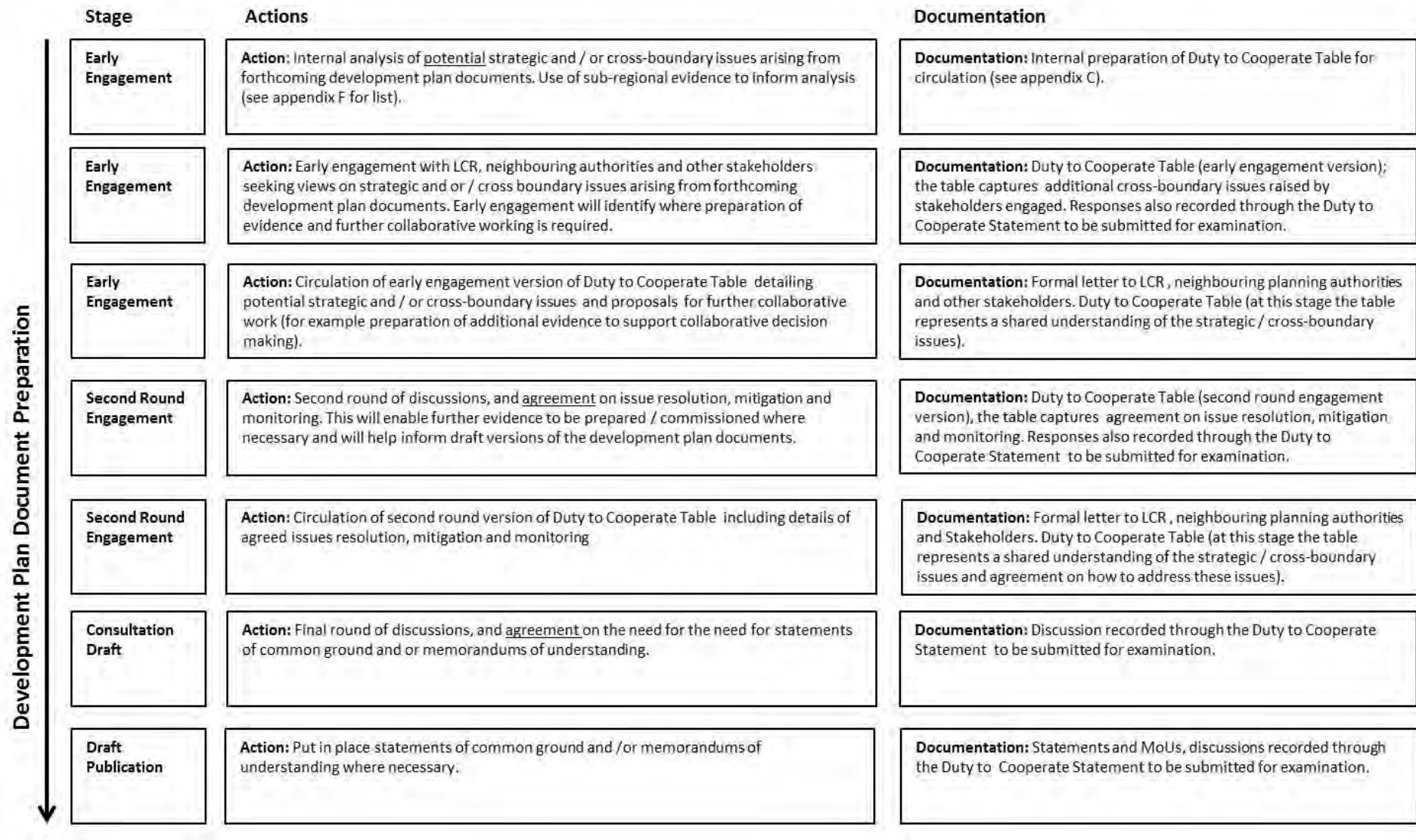
Wakefield Council: Site Allocations Document Preparation

It was predicted at an early stage that there might be significant cumulative impacts on the strategic road network from the development of sites. Consultation with the Highways Agency on their preferred options indicated particular pressures on the motorway junctions along the M62. A joined up approach was agreed to model the potential impacts on the strategic road network using Wakefield's site allocations data and assumed growth from early versions of adjoining authorities' Core Strategies. This modelling indicated pressure on some motorway junctions which would need significant mitigation measures – the delivery and timing of which might represent essential infrastructure if growth in Wakefield was to be realised.

Further modelling on more refined options at a later stage of the Plan allowed the Council to take on board the issues evidenced by the modelling and also allowed the Highway Agency to consider their position in determining their priorities for improvements to the motorway junctions to increase capacity. The end result was an agreed position of impact, demonstrated by robust evidence, which led to agreed mitigation measures. These measures were then written into Wakefield's Development Plan and the Highways Agency were able to confirm that their document was sound.

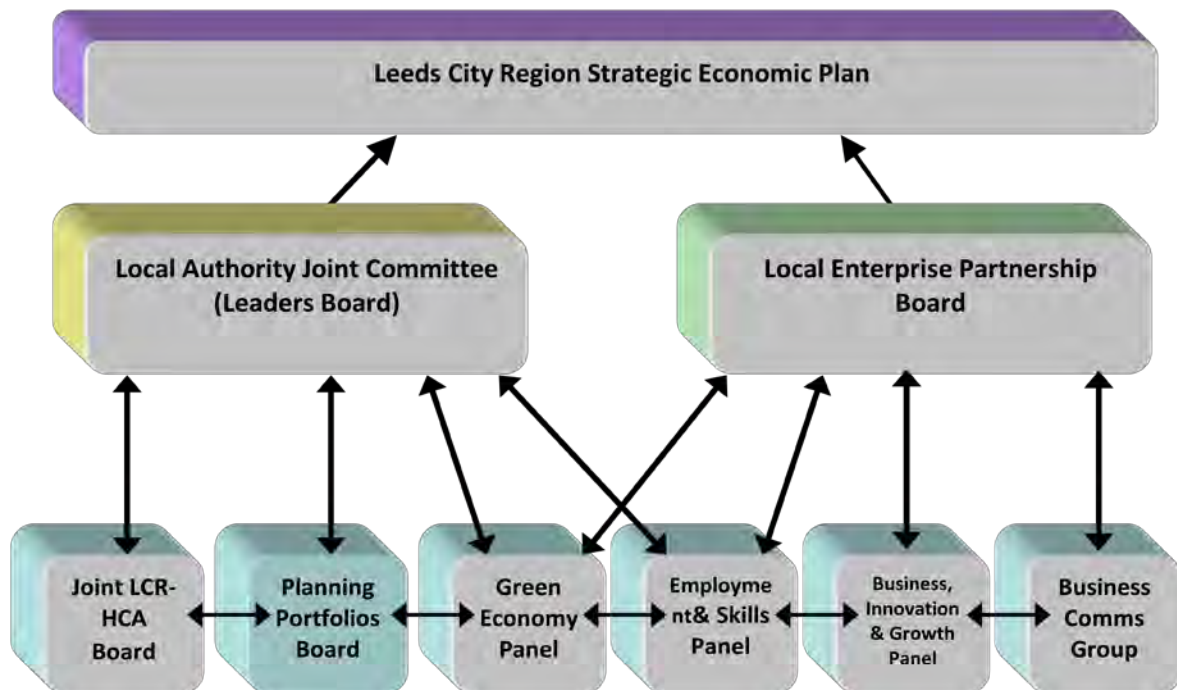
³ The MoU has been signed by the following authorities: Barnsley, Burnley, Bury, Calderdale, High Peak, Hyndburn, Kirklees, Lancashire CC, Pendle, Rochdale and Rossendale.

Figure 1: Process Diagram - Identifying and addressing cross-boundary, strategic issues



Political Oversight and Endorsement of Duty to Cooperate Outcomes (member led)

3.12 The Planning Portfolios Board is one of a series of panels and boards within the Leeds City Region structure, a diagram of the full structure and descriptions of the function of the boards and panels is provided at Appendix D. The Planning Portfolios Board has Councillor representation from each Local Planning Authority (and Senior Officer support). It was established specifically to provide political oversight on strategic planning matters⁴ and the Duty to Cooperate, advising the Leeds City Region Leaders Board and Leeds City Region Enterprise Board on appropriate actions that could / should be taken in respect of these planning matters. The Board is tasked with providing political oversight for matters relating to the Partnership's role in supporting authorities in ensuring compliance with the legal requirements of the Duty to Cooperate. Appendix E provides the full Terms of Reference for the Planning Portfolios Board.



3.13 Collaboration on planning matters is currently supported at three specific levels through the following key groups:

- Leeds City Region Planning Portfolios Board (Members and Chief Officers)

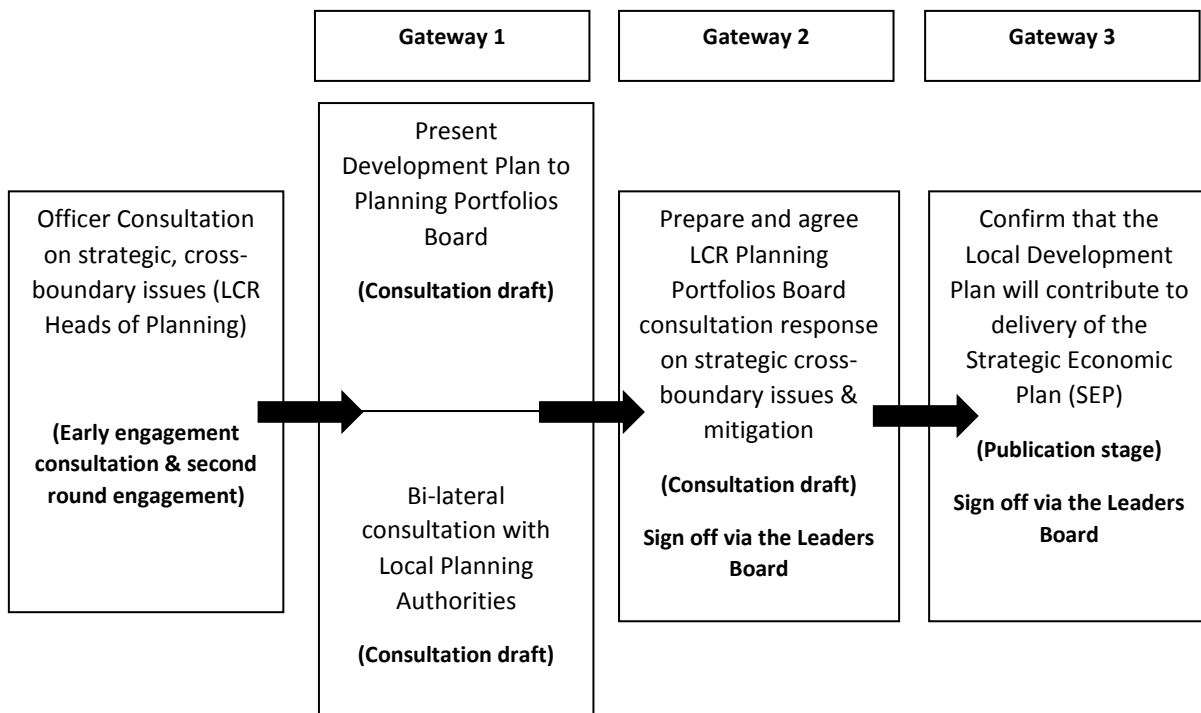
⁴ Strategic Planning is defined as 'sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas' (Localism Act, 2011).

- Leeds City Region Heads of Planning (Chief Officer Level)
- Strategic Planning (DTC) Group (Local Plan Lead Officer Level)

Leeds City Region spatial planning matters are also reported to the Leeds City Region Directors of Development Group and Leeds City Region Chief Executives’ Group as required.

3.14 As the core function of the Portfolios Board is to provide political oversight on strategic planning matters the Board is well-positioned to advise on strategic, cross-boundary issues within local development plans. The Planning Portfolios Board was established November 2013 and a number of development plans have been presented to the Board for discussion. It is proposed that these arrangements are formalised and that all Leeds City Region authorities will formally consult the Planning Portfolios Board at draft plan stage.

Figure 2: Process Diagram – Planning Portfolios Board and the Duty to Cooperate



3.15 The diagram above illustrates the process; including both officer and member engagement and ensures that Leeds City Region level engagement is complementary to bi-lateral engagement. The three Gateways in the diagram above include those stages that involve input from the Planning Portfolios Board only, as illustrated in the process diagram Figure 1 collaborative working on cross-boundary issues will also be required at the early engagement and options stages of plan preparation. For context, Appendix B provides a summary of

current progress on plan making at the district level, indicating when authorities expect to be at the Examination stage for individual plans.

4 Leeds City Region Strategic Cooperation

- 4.1 The sub-regional partnership arrangements have an important role to play in supporting Local Planning Authorities in meeting the Duty to Cooperate. Planning authorities are required to engage in a co-ordinated process for securing sustainable development and resolving strategic issues, the Leeds City Region structures and activities support this process.
- 4.2 It is important to note however that the Leeds City Region Enterprise Partnership (LEP) currently has no statutory basis for decision making within the planning system. A recent [RTPI research paper](#) explores the current functional relationships between local planning authorities and LEPs on a national basis and provides useful context.

Rationale for Strategic Cooperation

- 4.3 There is a history of collaboration on spatial planning issues across the city region particularly since 2004 when work began on the Regional Spatial Strategy (RSS) for Yorkshire and Humber; the Yorkshire and Humber Plan was adopted in 2008. Following the revocation of the RSS collaboration has continued between authorities on strategic planning in part to meet the requirements of the Duty to Cooperate, but more practically because collaboration is considered locally to be good practice and to result in better planning and planning outcomes. Leeds City Region level collaboration is undertaken for a number of reasons:
- The main functional trends and drivers for change that affect places operate at a spatial scale above local authority level. Housing markets, commercial property markets, labour markets, business agglomeration effects and supply chains, travel to work areas, utilities networks and water catchments for example do not stop at local authority boundaries. In the context of the Duty to Cooperate, understanding these greater-than-local trends and engaging with partners to identify and resolve issues is essential.
 - There is a collective interest across local authorities in the success of the most important places of growth, regeneration and change that will drive the city region's economy. Local policy development cannot be undertaken in isolation, authorities within the Leeds City Region are actively engaged in identifying and promoting / delivering strategic priorities.
 - There is a clear value in using strategic spatial analysis to develop a policy framework that will support the process for the prioritisation and integration of investment in places across

different funding streams and policy areas addressing the strategic aspects of what the Local Government Association has described as 'place based budgeting'. This will be particularly important in the context of significant reductions in funding over the next 3-5 years and as the City Region Enterprise Partnership continues to more effectively join up its investment priorities across economic development, skills, innovation, transport and housing.

- Finally, planning policy at the district level relies to some extent on an evidence base and technical work developed across local authority boundaries because the matters being considered have cross boundary implications. Examples of this include economic forecasts, population and household projections, renewable energy, waste and minerals. Some of these areas of technical work for example minerals and renewable energy will benefit from technical work based on a geography that is wider than the city region. The preparation of joint plans and evidence is an integral part of meeting the Duty to Cooperate.

The Leeds City Region Interim Strategy Statement

4.4 Following the revocation of the RSS the Leeds City Region authorities produced an Interim Strategy Statement. The purpose of the 2011 Statement was to provide an interim strategic context for both plan making and major development proposals. The Statement (2011) set out that *'the authorities in the partnership continue to support the broad policy thrust of the former RSS and the principles of urban transformation contained in the Plan' [The Yorkshire and Humber Plan, 2008]*. The Statement identifies a list of policies that authorities propose to adhere to from the approved RSS to ensure that the above principles were retained. The full Interim Strategy Statement is provided at Appendix A including the list of policies. The Statement was endorsed at the Leeds City Region Leaders Board meeting on Thursday 21st April 2011.

4.5 A review of the Strategy Statement has been included in 2014/15 Planning Portfolio Board work programme and is scheduled for autumn 2014.

The Leeds City Region Planning Charter and Consultation on Major Applications

4.6 In addition to collaboration on plan making the Leeds City Region is also working together to ensure that the city region has a business friendly planning system. The Leeds City Region Local Enterprise Partnership has developed a charter which sets out how the Local Planning Authorities and developers will work together to ensure that proposals major new investments will be dealt with in an efficient and effective way throughout the city region. The

Charter represents the first step towards creating a seamless service for investors wherever they choose to locate in the city region. A copy of the Charter is included at Appendix G.

- 4.7 Consideration is also being given to whether the LEP Board should be consulted on major planning applications (where these are considered to be of strategic importance and or have potential cross-boundary implications). The Board would consider whether major proposed developments will achieve the ambitions of the Leeds City Region Strategic Economic Plan (SEP).

**Application of the Duty to Cooperate in the Leeds City Region
Leeds City Region: DtC Officer Group**

The Duty to Cooperate Officers Group was originally convened in 2012 to enable an opportunity for planning issues to be raised at an early stage that may have cross boundary implications. Authorities are encouraged to liaise and share information in the meetings but also outside the formal meetings as well. These have continued to be a regular and ongoing series of meetings with agendas prepared and agreed in advance. The meetings are formally minuted and are timed to coincide with Leeds City Region Heads of Planning meetings and Leeds City Region Leaders Board and more recently Leeds City Region Planning Portfolio Board meetings, in order to enable matters to be escalated at the appropriate time if required.

The meetings provide an opportunity for joint authority working on specific evidence – through topics being raised at an early stage and the scope of the work to be undertaken. Through this process Leeds City Council for example, has been able to demonstrate compliance with the DtC legal requirement. As part of the Council's evidence submitted for Core Strategy Examination, the City Council submitted a DtC background paper. This included a matrix schedule encapsulating comments received on the plan and the mitigation put in place. This provided a basis for comparison with the earlier DtC material presented at Pre-submission stage, documenting the influence on the DtC process through the changes subsequently presented.

Strategic Context and Agreed Priorities

- 4.8 NPPG states that Local Enterprise Partnerships have a key role to play in delivering local growth by directing strategic regeneration funds and in providing economic leadership through their Strategic Economic Plans. The commitment of local planning authorities to work collaboratively with Local Enterprise Partnerships across their area is therefore considered to be vital for the successful delivery of policies for strategic growth in Local Plans. An effective policy framework for strategic planning matters, including joint or aligned planning policies, is a fundamental requirement for this.
- 4.9 As detailed in Section 2 of this Statement, Planning Authorities must have regard to the activities of the LEP; *“in meeting the Duty regard must be had to the activities of Local Enterprise Partnerships as they relate to the Local Plan and supporting activities”*. This requirement reflects the important role that both Local Enterprise Partnerships and Local Nature Partnerships need to play in strategic planning. NPPG states that: *Local Enterprise Partnerships and Local Nature Partnerships are not subject to the requirements of the duty. But local planning authorities and the public bodies that are subject to the duty must cooperate with Local Enterprise Partnerships and Local Nature Partnerships and have regard to their activities when they are preparing their Local Plans, so long as those activities are relevant to local plan making.*
- 4.10 The following is a summary of the Leeds City Region Enterprise Partnership policy framework.

The LEP Vision

The LEP’s new vision for the Leeds City Region is:

‘To unlock the City Region’s immense potential, becoming the growth engine for the North and the Nation.’

The LEP Plan

The LEP Plan set out in 2011 the Leeds City Region’s original ambitions and strategy and policy framework to grow the economy. It identified four strategic investment priorities, as listed below. These have recently been updated as part of the development of the Leeds City Region Strategic Economic Plan, which was submitted to Government in March 2014.

1. Unlocking the growth potential of businesses in key economic sectors;
2. Making the most of a skilled and flexible workforce;
3. A Resource Smart City region; and
4. Creating the environment for growth: major centres, housing and transport.

The Leeds City Region Strategic Economic Plan (SEP)

The Leeds City Region Strategic Economic Plan was influenced by emerging local development plan strategies and priorities. The Strategic Economic Plan updated the four LEP plan investment priorities (now referred to as the four strategic pillars):

1. Supporting growing businesses;
2. Developing a skilled and flexible workforce;
3. Building a resource smart city region;
4. Delivering the infrastructure for growth;

The Strategic Economic Plan also sets out complementary strategic targets to be achieved by 2021:

1. £5.2bn additional economic output beyond current projections
2. 62,000 extra jobs
3. £675m in benefits savings
4. Making the City Region a net contributor to the national economy

4.11 Priority 4 of the Leeds City Region Enterprise Partnership Plan and Strategic Economic Plan: Delivering the infrastructure for growth, provides the main context for collaborative work on spatial planning within the Leeds City Region. The long term ambition is: *“To build a 21st Century physical and digital infrastructure that enables us to reach our growth potential.”* The following key action areas are identified in the Plan:

- Ensure that **transport connectivity** provides the engine for growth by implementing our delivery plan from 2015-16. This includes:
 - **West Yorkshire plus Transport Fund** – 32 prioritised schemes delivered over 10 years to increase employment opportunities and economic growth, creating 20,000 jobs and increasing economic output by £2.4bn each year;
 - **DfT legacy schemes** – three ongoing major schemes: New Generation Transport, Leeds Inner Ring Road and Leeds Rail Growth Package for 2015-16 and beyond;
 - **Accelerated Growth programmes** – quickwin transport interventions targeted at strategic growth areas and network connectivity enhancements to generate additional GVA and jobs, and prepare the Leeds City Region to be HS2-ready;
- **Double house-building** particularly in strategic housing and employment growth areas, and deliver new affordable homes;

- **Bring forward development sites** that commercial investors will not currently finance through site decontamination, clearance and other upfront infrastructure works;
- **Deliver improvements to digital and green infrastructure** to accelerate further growth and investment.

5 Strategic Issues (thematic)

5.1 As recommended in the Interim Strategy Statement further work is being undertaken at a city region level to establish joint positions on spatial planning issues as a strategic context for emerging Local Plans. Both the strategies and plans being taken forward in the city region, as well as the research and analysis on a city-region-wide scale will provide a robust strategic framework upon which local planning authorities can draw in the preparation of local plans; an overview of work (complete and proposed) is provided below by theme. Also included are examples of policy implementation on cross-boundary strategic issues such as transport and broadband. A number of case study examples demonstrating collaborative working are also included.

Transport Infrastructure

5.2 The Leeds City Region has a strong history of collaboration on transport priorities; the following is a summary of the current partnership priorities and programmes:

- There are a number of strategic plans and programmes that set out transport's contribution to the economic well-being of the Leeds City Region, as well as impacts on the environment and people's quality of life. These plans and programmes include:
 - Strategic Economic Plan (SEP);
 - Leeds City Region Transport Strategy;
 - Local Transport Plans (the statutory plans for transport in West Yorkshire, York, North Yorkshire and South Yorkshire);
 - West Yorkshire plus York Transport Fund.
- The Leeds City Region Local Enterprise Partnership has developed an ambitious transport proposition to substantially increase transport investment in the area to promote economic growth, this is set out in the Strategic Economic Plan.
- The Leeds City Region Transport Strategy was developed in 2009 and sets out a framework for a period of 20-25 years. It aims to improve transport across the area by meeting

existing demand for travel, tackling current problems of congestion, supporting future development and prosperity, and progressing towards a lower carbon economy.

- The West Yorkshire Combined Authority is the Local Transport Authority (LTA) for West Yorkshire, City of York Council is the LTA for York, Barnsley falls within the South Yorkshire Transport Authority area and Selby, Craven and Harrogate within the North Yorkshire Transport Authority area.
- For West Yorkshire, the third Local Transport Plan (2011-26) was developed through extensive public and stakeholder engagement by the Integrated Transport Authority, working with the five constituent District Councils. The 15 year Plan was adopted by all the partners in March 2011.
- There have been significant developments since the West Yorkshire LTP 2011 – 2026 was adopted in 2011. The most significant of these are:
 - The establishment of the WYCA on 1 April 2014;
 - West Yorkshire plus York Transport Fund 2014-24 – a £1.6bn programme of transport interventions;
 - The development of the Strategic Economic Plan 2015-21 as a bid to the Local Growth Fund. IP2 will need to be reviewed following the outcome of the Strategic Economic Plan bid in July 2014;
 - Development of High Speed 2 proposals and the need to ensure that benefits are spread across the wider city region area.
- It is proposed that, in view of these developments, a review is undertaken in West Yorkshire to develop a single transport plan for the West Yorkshire Combined Authority that sets a clear strategy and context for future interventions. In any future review, a single transport plan could also include City of York Council. It could be interpreted from the legislation (Localism Act, 2011) that the West Yorkshire Combined Authority has to comply with the Duty to Cooperate. The West Yorkshire Combined Authority will explore how this will be achieved for new documents and strategies and is currently working in partnership with the Leeds City Region Enterprise Partnership to ensure that the processes for meeting the Duty to Cooperate are aligned.
- Through the West Yorkshire plus York Transport Fund, West Yorkshire partners, with City of York Council, have developed an ambitious plan to create 22,000 jobs and economic growth across the area. The West Yorkshire plus Transport Fund is a 10 year investment plan worth £1.6bn to deliver a priority core programme of transport interventions, specifically targeted at creating new jobs and unlocking growth.

Housing

- 5.3 Meeting housing needs is one of the most important functions of Local Plans. Failure to deal with it properly can have wide-ranging implications for the whole plan and can render the whole document unsound, this is a key issue for constituent Local Planning Authorities in the Leeds City Region who are seeking to progress their local plans to significantly boost housing supply to meet needs and support economic growth.
- 5.4 The NPPF requires that Councils should positively seek opportunities to meet the development needs of their area and that Local Plans should meet objectively assessed needs unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. It states that every effort should be made objectively to identify and then meet housing needs, setting out a clear strategy for allocating sufficient land, taking account of the needs of the residential community. It is clear from national guidance that the Government places considerable importance on the need to encourage house-building to meet the national shortage⁵.
- 5.5 In this context the following work is underway in Leeds City Region to both support LEP work as well as provide LPAs with up-to-date evidence for their local plan preparation:
- An updated Leeds City Region Housing and Regeneration Plan was commissioned in late 2013 to inform the Leeds City Region Strategic Economic Plan submission and update the housing and regeneration context and policy and investment priorities. A final document will be completed in Summer 2014.
 - Research has been commissioned to strengthen the Leeds City Region evidence base on housing affordability. This work will inform ongoing work with the Homes and Communities Agency on the next Affordable Housing Programme (2014-17). The research sets out what affordability means in the city region in relation to a variety of income levels in different locations and provide an understanding of the strategic affordability needs and potential interventions required to meet these needs.
 - Two key pieces of work were commissioned in the latter part of 2013 to support the work of individual authorities on planning for housing specifically and to help in addressing the requirements of the Duty to Cooperate. The first addressed a common methodology for defining the objectively assessed need for housing and the second considered cross-boundary implications of housing markets. Both of these pieces of work will be

⁵ Extract from the Letter from the Planning Inspectorate to Kirklees Council, 26th April 2013.

completed in Summer 2014 and will provide a joint evidence base for the Leeds City Region and each LPA.

Application of the Duty to Cooperate in the Leeds City Region

Kirklees, Wakefield & Calderdale Councils: Joint Strategic Flood Risk Assessment

Wakefield's Core Strategy or Sites Allocation documents both needed to be informed by a robust assessment of flood risk, particularly as it this was needed to inform whether Wakefield was able to deliver strategic levels of growth or not. The major river catchment for Wakefield which could potentially prevent growth is the River Calder, and recognising the wider catchment of the river, work was commissioned alongside Kirklees and Calderdale Councils on a joint Strategic Flood Risk Assessment. The preparation of this closely involved the Environment Agency and the findings of the study were able to be agreed between all parties.

Wakefield Council used this data in their site selection process to avoid as far as possible development within the areas of highest probability of flooding. A positive outcome of this joint working was reflected in that consequently, little or no objections were raised to the Wakefield's Core Strategy or Sites Allocation documents on flood risk grounds.

Waste and Minerals

- 5.6 Advice and guidance produced by the Government seeks to move towards enhanced working between local authorities on areas of common interest to achieve sustainable development. The nature of minerals and waste developments mean that often there are implications beyond individual planning authorities' boundaries. Each of the unitary Local Authorities in the region is a Minerals and Waste Planning Authority. In addition, as minerals and waste planning authorities, North Yorkshire County Council, the City of York Council and the North York Moors National Park Authority are producing a minerals and waste joint plan. The minerals and waste joint plan will, once finalised, set out new planning policies for minerals and waste developments across all three areas which will guide decisions on planning applications up to 2030. It is estimated that the plan will be adopted October 2015.

- 5.7 North Yorkshire County Council recently produced the first draft of a position statement on waste, covering the Yorkshire and Humber area, following a meeting of Yorkshire and Humber waste planning officers in April 2014.
- 5.8 The NPPF also requires every mineral planning authority to carry out a Local Aggregate Assessment each year. This is a new obligation and comes on top of the need to establish a (regional) Aggregates Working party and carry out annual monitoring of the production and supply of aggregates. A draft West Yorkshire Local Aggregates Assessment has been prepared and is currently being finalised in consultation with neighbouring Mineral Planning Authorities. This will help inform the consideration of further collaborative work on minerals and waste planning across West Yorkshire, including in relation updating local planning policy.
- 5.9 A Local Aggregate Assessment for the North Yorkshire Sub-region was also finalised and submitted to the (regional) Aggregates Working Party in May 2014. The LAA was prepared by North Yorkshire County Council, the City of York Council, the Yorkshire Dales National Park Authority, and the North York Moors National Park Authority.

Broadband

- 5.10 The Leeds City Region Digital Infrastructure Plan was published in 2012 and due to the economic, social and environmental importance of enhancing digital infrastructure and broadband coverage, steps have been taken to ensure that local planning policy and decision making takes into account the priorities of the Leeds City Region Digital Infrastructure Plan. The following are current key programmes within the Leeds City Region:
- Superfast West Yorkshire Programme – BT have been commissioned to deliver a £22m broadband fibre infrastructure enhancement programme in West Yorkshire (excluding Kirklees), to deliver superfast broadband accessibility coverage to 97% of the area by September 2015. Not only will this project provide superfast broadband to 59,000 additional homes, an associated business support programme will maximise the economic impact of the investment by working with up to 2,000 companies to exploit the benefits.
 - Superfast North Yorkshire Programme – BT have been commissioned in York and North Yorkshire to similarly deliver an enhanced fibre infrastructure programme. The programme is forecast to achieve 90% coverage across the area by the end of 2014, and there is also a similar business support programme to support SMEs to exploit the enhanced broadband opportunities.

- Enhancements in broadband infrastructure in Barnsley is being taken forward in collaboration with the South Yorkshire authorities.
- SuperConnected Cities Programmes in both Leeds/Bradford and also in York. Connection vouchers worth up to £3,000 are available to SME businesses to cover the cost of upgrading to a superfast broadband connection. Investments have also focused on rolling out further activities including wireless networking within the city centres, libraries and other public buildings and free Wifi on major bus and train routes.

5.11 Leeds City Region partners are working to ensure that planning and highways departments in all of Leeds City Region's authorities are well linked with broadband programmes so that they have early sight of all roll-out plans. In West Yorkshire for example, regular and ongoing joint meetings take place between the Superfast Broadband team, BT and local authority planning and highways officers to ensure the smooth roll-out of the programme through jointly planning streetwork management within and across local authority boundaries and a number of practical measures are being taken:

- Ensuring that through both the planning policy and development management processes that fibre to all premises (homes, commercial retail) is included in planning applications or that at least ducting is put in as part of all new developments as a minimum.
- Ensuring that any planning issues are considered and built into proposals within neighbouring authorities' plans.
- Adopting appropriate Planning Performance Agreements where advantageous to do so (positive fast-track planning agreement) such as agreed for the Leeds and Bradford Super Connected Cities Programme, consider the roll out of the principles elsewhere in the city region.
- Exploring the possibility of developing a fast-track planning approach for any additional street furniture or additional structures on schools or public buildings.
- Considering the implications of new infrastructure on environmental quality and amenity, particularly in high quality environments such as Conservation Areas.

6 Conclusion

6.8 Leeds City Region Planning Portfolios Board has prepared this Statement of Cooperation for Local Planning to outline the practical steps that are being taken to meet the Duty to Cooperate; the purpose of the Statement is twofold:

- To set out processes and practical steps to be followed going forward, that will strengthen the Leeds City Region authorities' approach to collaborative working;
- To outline the current collaborative work on strategic, cross-boundary issues that is ongoing within the Leeds City Region.

6.2 The Leeds City Region authorities have identified the following high level principles that will influence a joint approach to meeting the Duty to Cooperate:

- **Cooperation throughout the development plan process;**
- **Going beyond consultation;**
- **Taking a pragmatic approach;**
- **Responding to all requests to engage.**

6.3 The Planning Portfolios Board is committed to partnership working to ensure a joined-up approach to spatial planning including tackling cross-boundary issues and agreeing strategic priorities; the Portfolios Board has identified long-term priorities in an ambitious work programme.

6.4 This Statement identifies tools that can be used by authorities to demonstrate cooperation, including the Duty to Cooperate Table, Duty to Cooperate Statements, Statements of Common Ground and Memorandums of Understanding (MoU). This Statement also identifies processes that will support authorities in meeting the Duty to Cooperate; these include a commitment to consulting the Planning Portfolios Board on draft development plans. Some of the processes identified in this Statement are new and are therefore are likely to evolve; it is essential that these processes are adapted as required and it is proposed that this Statement be revised on an annual basis.

6.5 The governance structures within the Leeds City Region are also evolving, how these changes influence joint working on cross-boundary, strategic issues will need to be considered. The recently established West Yorkshire and York Combined Authority is one example.

West Yorkshire and York Combined Authority

- 6.6 The West Yorkshire Combined Authority, created on 1st April 2014, is a statutory body corporate for the geographical area which covers the constituent authority districts of Calderdale, Bradford, Kirklees, Leeds and Wakefield. At the first meeting of the Board on the 1st April 2014, York also became a member of the Authority with full voting rights. It is proposed for York to become a constituent authority member of the Combined Authority by as early as April 2015, subject to the passage of a legislative reform order and local agreement.
- 6.7 The Combined Authority has been put in place by local agreement, and underpinned by local public and business support, in order to deliver the ambition of Councils and the LEP to oversee the long term delivery of public economic and transport investment, including the proposed Leeds City Region Economic Investment Fund set out in the City Deal, which includes the West Yorkshire Plus Transport Fund. Committees of the Combined Authority have been established for both transport and economic growth to oversee these two key functions with a view to further collaboration over the wider Leeds City Region area.
- 6.8 Work is ongoing to consider the potential roles of the Combined Authority in relation to the economic growth function taking into account the interrelationship to the Leeds City Region Enterprise Partnership. This could involve joint working around the development and planning agendas. To be effective and to avoid the risk of duplication and confusion, it is recognised that the Combined Authority and the Local Enterprise Partnership for the area must act seamlessly.

Appendix A: Interim Strategy Statement

LEEDS CITY REGION INTERIM STRATEGY STATEMENT

21 April 2011

Background

In July 2010 the government revoked the approved Regional Spatial Strategy for Yorkshire and the Humber. This decision has been contested through the courts with the result that currently, the RSS remains part of the Development Plan albeit with some uncertainty regarding the weight to be attached to it in decision making. In these circumstances there is considerable uncertainty surrounding the strategic policy framework for spatial planning in the Leeds City Region which addresses those matters that are 'bigger than local' and require collaboration between the Planning Authorities in the City Region.

The Government published the Localism Bill in December 2010 this includes a number of changes to the operation of planning legislation. As expected the Bill includes a 'duty to cooperate' on these strategic issues however this part of the Bill is likely to be subject to amendments and its operation will only become clear once the secondary legislation that gives effect to the duty is published. The Bill also deals with the revocation of regional strategies and associated with this in Clause 89 of the Bill is the revocation of orders that have saved policies from existing development plans (the revocation of saved policies may only apply to Structure Plan policy, a clarification is being sought on this). This will particularly affect those authorities who have yet to complete work on their Core Strategies. It is expected that this Bill will become an Act sometime later in 2011.

In the period before the Localism Bill becomes an Act there is a need for an interim strategy position to help manage the uncertainty on strategic policy and to make clear the continuing support for the policy principles in the RSS that support shared objectives across the City Region. Furthermore depending on the eventual content of the Act there may well be a longer period of time before the Local Planning Authorities can give effect to what ever procedures are put in place in the Act and to address the duty to cooperate and the potential gap created by the loss of previously saved policies

The City Region Partnership had been working on a city region strand for the wider Yorkshire and Humber Strategy that was being prepared by the Yorkshire and Humber Joint Board. This Yorkshire and Humber Joint Board was dissolved and its strategy work ceased following the general election. However the City Region decided that it is important to continue work across the city region on a strategy and investment plan that would bring greater coherence to policy and investment activities of the City Region Partnership and would support the development of the City Region Local Enterprise Partnership. The development of the interim strategy statement for spatial planning is seen as part of this wider strategy development activity.

Proposed Interim Strategy Statement

The 10 Local Planning Authorities in the City Region Partnership that are required to prepare LDF Core Strategies (NYCC the eleventh local authority is a planning authority in respect of minerals and

waste only) have all used the RSS as a starting point for their Core Strategies and support the urban transformation ambition that is at the core of the RSS. Where there are adopted Core Strategies (Harrogate and Wakefield) those documents have a strong policy relationship with the RSS. Authorities who have not yet reached that stage are reviewing the relevance of the RSS approach in their ongoing work on Core Strategies. All authorities recognise that the policies in the former RSS which articulate the urban transformation ambition, should provide the start point for an interim strategy statement. Along with policies that safeguard the environmental assets of the city region and the key spatial investment priorities that are set out in the already agreed city region strategies.

Policy approach in the strategy

The authorities in the partnership continue to support the broad policy thrust of the former RSS and the principles of urban transformation contained in the Plan. To ensure these principles are retained the authorities propose to include the following policies from the approved RSS that address spatial principles in a City Region Interim Strategy Statement.

Spatial Principles

Policy YH1 Overall approach and key spatial priorities (as these apply to the Leeds City Region)

Policy YH2 Climate Change and Resource use

Policy YH3 Working Together (as this applies to the Leeds City Region)

Policy YH4 Regional Cities and sub regional cities and towns

Policy YH5 Principal Towns

Policy YH6 Local service centres and rural (and coastal) areas (as these apply to the Leeds City Region)

Policy YH7 Location of Development

Policy YH8 Green Infrastructure

Policy YH9 Green Belt (as this applies to Leeds City Region)

Thematic Policies

To ensure that the city region's environmental assets are effectively safeguarded the following thematic policies from the RSS will be included in the City Region Interim Policy Statement.

ENV1 Development and Flood Risk

ENV2 Water Resources

ENV3 Water Quality

ENV6 Forestry, Trees and Woodland

ENV7 Agricultural Land

ENV8 Biodiversity

ENV9 Historic Environment

ENV10 Landscape

H4 Affordable housing

City Region thematic strategies

The strategy statement also captures the spatial implications of key strategic investment priorities in the city region, set out below. These priorities should be reflected in Core Strategies and other Development Plan Documents.

Housing and Regeneration Strategy and Investment Plan - This strategy and investment Plan has four Key Priorities for Investment:

- Accelerated strategic growth where investment will support the growth areas in Barnsley Wakefield and Calderdale
- Promoting eco living where investment will support the delivery of:
 - the four Urban Eco Settlements: Aire Valley Leeds, York Northwest, Bradford-Shipley Canal Road Corridor, and North Kirklees / South Dewsbury; and
 - the Leeds City Region Domestic Energy Efficiency Programme to eco-retrofit the existing housing stock across the city region.
- Delivering strategic urban renewal which will support the growth and regeneration ambitions in the Leeds-Bradford Corridor, Green Corridor and Kirklees A62 Corridor.
- Supporting rural economic renaissance in the Colne and Calder Valleys

Leeds City Region Transport Strategy - This strategy describes three broad spatial priorities for transport investment:

- Priority A transport links beyond the city region
- Priority B developing the roles of the sub regional cities and towns and priority areas for regeneration and housing growth
- Priority C strengthening the service roles of principal towns

Leeds City Region Green Infrastructure Strategy -The strategy:

- Identifies the value of green infrastructure assets and the case for investing in them
- Ensures green infrastructure complements other city region investment priorities
- Establishes the current priorities for green infrastructure investment
- Impels planning and housing policy work to support widespread improvements in green infrastructure

Further Work to develop the Strategy

Clearly, what is set out is an interim position and there will need to be further work in the context of the commitment to produce a broadly based but economic-led City Region Strategy and Investment Plan.

The RSS included policies on the quantum and distribution of development, which have not been addressed in the interim strategy statement. The local authorities within the city region partnership have all undertaken reviews of the evidence that underpins these policies as part of their plan-making activities. Those authorities that have undertaken reviews in the past 12-18 months have taken account of the local implications of the range of factors that have led to a dramatic slow down in rates of development. These local reviews have led to different conclusions regarding the

capacity of an area to deliver development. The partnership will work with individual authorities to help develop our collective understanding of the social and economic factors that are driving the need and demand for development, and the financial, economic and delivery factors that are restricting the ability to meet the need and demand for development. We will use our improved understanding of these factors in the development of a second iteration of the strategy statement that will examine quantum and distribution of development and is expected to form part of the wider economic led city region strategy.

All this work will contribute to a more rounded Strategy Statement

Leeds City Region Secretariat

Regional Policy Team

Leeds City Council

Civic Hall

Leeds

LS1 1UR

Appendix B: Leeds City Region Partner Development Plans' Status

(June 2014)

Barnsley	Core Strategy	Adopted Sept 2011
	Development Sites & Places	Consultation draft June 2013
	Combined Local Plan	September 2014
Bradford	Core Strategy	Publication Draft approved by Council Dec 2013
		Published for Representations Feb/March 2014
		Submission anticipated Sept 2014
Calderdale	Local Plan	Preferred options Oct 2012
		Publish Local Plan Sept 2014
Craven	Local Plan	Early engagement June / July 2013
		Further engagement 2014 on pre-publication draft
Harrogate	Core Strategy	Adopted Feb 2009
	Sites & Policies DPD	Submission draft consultation June 2013
		Submitted Nov 2013
		Examination April 2014
		Full council meeting May 2014 to discuss whether to withdraw DPD (concerns over objective assessment of housing need)
Kirklees	Core Strategy	Submitted April 2013
		Pre Inquiry hearing Oct 2013
		Withdrawn Nov 2013 to undertake further work
Leeds	Core Strategy	Examination Oct 2013/May 2014
		Initial view on main modifications Jan 2014 and final modifications received from inspector 6 th June. Final report expected August
	Site Allocations	Issues and options published – reps received
	CIL	Examination 3 rd June 2014, report expected August
	Natural Resources and Waste DPD	Minerals and Waste Plan adopted January 2013

Selby	Core Strategy	Adopted October 2013
		Legal challenge to Core Strategy raised December 2013
		High Court Hearings 10-14 July 2014
	Site Allocations Plan (the Sites and Policies Plan – SAPP)	Proceeding to Issues and Options autumn / winter 2014
Wakefield	Core Strategy & Dev. Policies	Adopted April 2009
	Sites Specific Policies	Adopted Sept 2012
York	Local Plan	Consultation on sites spring 2014
		Autumn 2014 submission draft
North Yorks	Joint Minerals & Waste Plan NYCC NYNP & CYC	Early engagement ongoing
		Consultation 2014
	Marine Aggregates Study	Draft Nov 2013
		Finalised May 2014

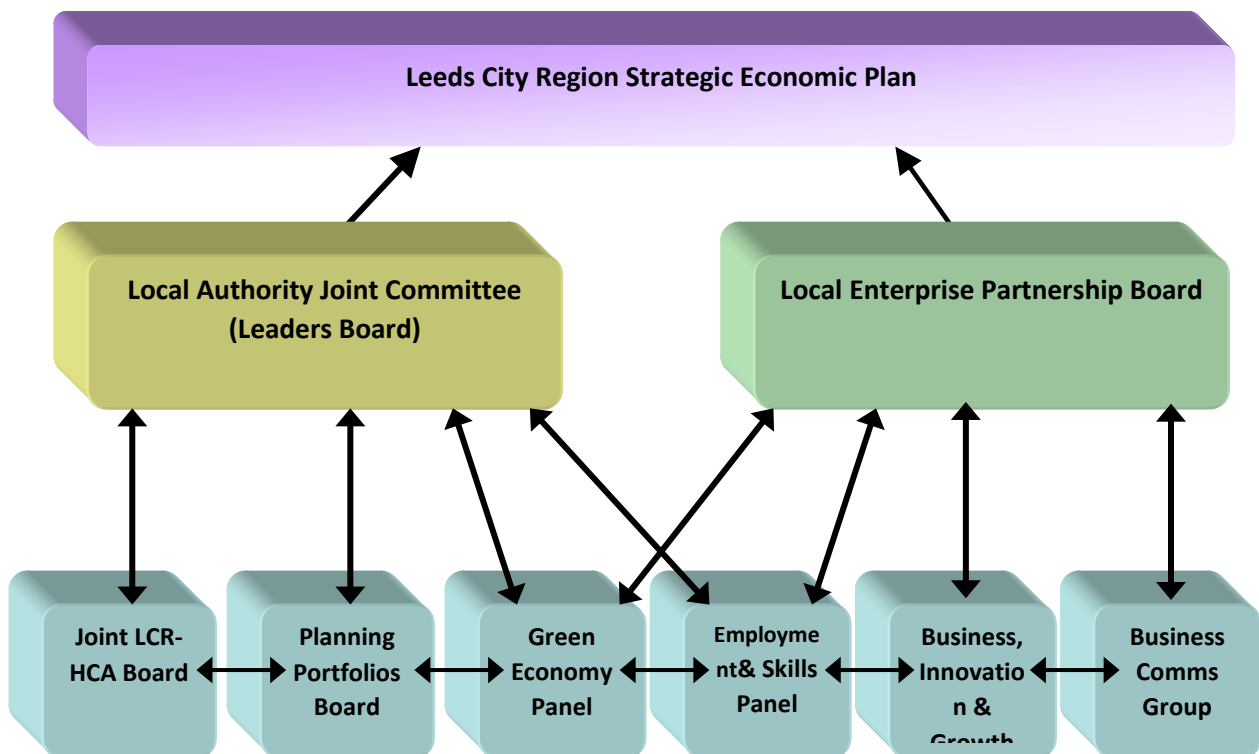
Appendix C: Duty to Cooperate Table Template

Ref	Strategic Issue	Impact	Areas affected	Evidence	Resolution / Mitigation	Monitoring	Actions / Response	NPPF Para 156 link
<i>Ref</i>	<i>Summary of the issue (the topics below should all be considered along with any other locally identified strategic priorities).</i>	<i>Description of why it is an issue for neighbouring authorities / stakeholders.</i>	<i>Details of the authorities / stakeholders affected by the issue.</i>	<i>Evidence to show there is an issue (including links to source documents)</i>	<i>Details of how the issue can be overcome or managed</i>	<i>How the issue will be monitored including key indicators and trigger points</i>	<i>Agreed actions (including who lead & timescale)</i>	<i>Relevant strategic priority in para 156</i>
	Housing							
	Employment							
	Retail / Leisure Commercial							
	Physical Infrastructure: Transport							
	Physical infrastructure: Other							
	Minerals							
	Energy							
	Social Infrastructure							
	Climate Change							
	Natural Environment							
	Gypsies and Travellers							
	Waste							

Appendix D: Leeds City Region Governance & Operational Groups

The Leeds City Region has worked in Partnership since 2004 when the Leaders of the eleven local authority partners decided that strategic economic policy and delivery would be best served by collaborating at the functional economic area level, which is the Leeds City Region, rather than based on administrative areas. The Leeds City Region Partnership is founded on collaboration, evidence based policy and implementation, and following the establishment of the Leeds City Region Enterprise Partnership (LEP), has seen an increased focus on delivery. The following are key milestones for the Partnership:

- Leeds City Region Concordat (2004)
- Establishment of the Leeds City Region Leaders Board (2007)
- Leeds City Region Multi Area Agreement with Government (2008)
- Leeds City Region Forerunner agreement with Government (2009)
- Establishment of the Leeds City Region Enterprise Partnership (2011)
- Leeds City Region LEP Plan (2011)
- Leeds City Region City Deal with Government (2012)
- Leeds City Region Enterprise Partnership Strategic Economic Plan (March 2014)



The diagram above provides an illustration of the Leeds City Region Governance Framework as it currently stands; it excludes the Combined Authority arrangements which are subject to confirmation:

The Leeds City Region Partnership (Leaders Board Joint Committee)

The Leeds City Region Leaders Board brings together the elected leaders of the 11 partner councils to take strategic decisions on behalf of the Leeds City Region. The Board has been legally constituted as a Joint Committee since 2007 and is governed by an annually agreed set of procedures and protocols, central to which is the principle of 'one member, one vote'. A key role of the Leaders Board has been to provide an overview and a level of continuity for strategic planning. The Leaders Board also sets direction and oversees delivery on transport, housing, regeneration and the green economy in partnership with the Leeds City Region Enterprise Partnership Board.

The LEP Board

The Leeds City Region LEP Board brings together the private and public sectors in a unique partnership to drive economic growth and competitiveness. The LEP is charged with directing its efforts to facilitating and creating the environment for economic growth. The LEP Plan expressly provides that the LEP and Leaders Board will work together to unlock the growth potential of the City Region economy by providing the cross-sector leadership required and developing a framework for delivery with partners. The LEP Plan provides that activity will be clearly aligned to achievement of the planned growth targets. It will also align with national priorities for sustainable economic growth and will build on local economic priorities. There is therefore a direct and substantive link between the activities of the LEP and Strategic Planning in the City Region.

The Leeds City Region Enterprise Partnership's recent Strategic Economic Plan submission to Government (March 2014) provides the most recent overarching strategic policy framework and investment priorities to drive and accelerate economic growth and competitiveness across the city region.

Business, Innovation and Growth Panel

The Business, Innovation and Growth (BIG) Panel will act as the designated body, on behalf of the Local Enterprise Partnership, (LEP) to:

- devise objectives, in line with the LEP's economic strategy, to drive business growth in the Leeds City Region, focusing on international trade, inward investment, innovation, and supporting SME growth;

- deliver against these objectives by commissioning and overseeing key projects and work programmes;
- provide oversight with UKTI to the international trade and investment elements of the Leeds City Region Deal through its additional function as the Leeds City Region Joint Trade and Investment Board.

The Panel is industry-led to ensure that its work is driven by the needs of business, and that interventions meet the existing and future needs of the Leeds City Region economy. The BIG Panel forges strong links with a broad coalition of partners to drive delivery of the LEP's economic plan. In particular it has links with: local authority economic development teams; HEI knowledge transfer departments; government departments and agencies including BIS, UKTI, the TSB and Nesta; inward investment and destination marketing agencies; business representative organisations and delivery agencies; and other relevant partners.

Employment and Skills Panel

The Employment and Skills Panel brings together policy-makers, delivery partners and employers in key business sectors. It works closely with the Leeds City Region Skills Partnership to achieve the LEP's aims. Research and analysis that has been commissioned by the Panel includes an analysis of the city region labour market (2013), a skills report and a skills plan (2013-15).

The Employment and Skills Panel brings together employers in key sectors, skills providers, funding agencies, policymakers and local authority leaders. It works closely with the Leeds City Region Skills Network to better align skills provision to the needs of employers and to support delivery of the LEPs Skills Plan and priorities. The Panel has commissioned significant employer research to identify need in 2012, publishes an annual assessment of the city region labour market and has developed a Skills Plan (2013).

The Panel has been instrumental in securing c.£40m of funds to support the delivery of employment and skills programmes across the city region. Its private sector representatives play a key role either as Task Group leaders or as champions for their sectors – helping to identify and address particular skills challenges affecting businesses within their sectors.

Leeds City Region HCA Board

The Leeds City Region Homes and Communities Agency (LCR HCA Board) is a joint board between the Leeds City Region Partnership and the Homes and Communities Agency. The LCR HCA Board

oversees the delivery of strategic housing and regeneration policy and delivery of projects and programmes, as set out in the Housing and Regeneration Investment Plan and associated strategies. The Board is responsible for advising the Partnership on levels of housing and regeneration investment needed, and influences the distribution of HCA and other housing and regeneration investments across the City Region.

Business Communications Group (BCG)

The BCG is responsible for communicating information about the LEP's work to the business community, and acts as an advisory group to the LEP Board about barriers to growth. The group includes representation from the Chamber of Commerce and the private sector.

Green Economy Panel

The Leeds City Region Green Economy Panel sets direction and oversees delivery on the Smart Resources agenda, particularly in relation to low carbon and sustainable energy matters. The Panel's core objective is to achieve a substantial and continued decrease in carbon emissions, alongside an increase in GVA and employment. Panel members represent both the public and private sectors.

The Planning Portfolios Board

The Planning Portfolios Board has Councillor representation from each LPA (and Senior Officer support), it was established specifically to provide political oversight on strategic planning matters and the Duty to Cooperate, advising the Leeds City Region Leaders Board and Leeds City Region Enterprise Board on appropriate actions that could / should be taken in respect of these planning matters. The Board is tasked with providing political oversight for matters relating to the Partnership's role in supporting authorities in ensuring compliance with the legal requirements of the Duty to Cooperate.

Appendix E: Draft Terms of Reference: Planning Portfolios Board

1.0 MEMBERSHIP

- 1.1 The cabinet member who holds the responsibility for Strategic Planning and the Development Plan from each authority within the Partnership (or appropriate substitute).
- 1.2 The Head of Planning from each authority (or an appropriate substitute) may attend meetings in an advisory capacity.
- 1.3 The Chair and Deputy for the group shall be selected from amongst the membership. These roles shall rotate on a yearly basis

2.0 ROLE OF THE GROUP

- 2.1 The proposed role of the Group is:

To provide political oversight on strategic planning matters and the Duty to Cooperate, advising the Leeds City Region Leaders Board and Local Enterprise Board on appropriate actions that could / should be taken in respect of these matters.

- 2.2 Strategic Planning is defined as any matter relating to sustainable development, infrastructure planning and land use planning that affects more than one local authority within the partnership. Some issues may also be reported to the Leeds City Region HCA Board as appropriate.
- 2.3 The group will in particular provide political oversight for matters relating to the Partnership's role in supporting authorities in ensuring compliance with the legal requirements of the *Duty to Cooperate* (S110 of the Localism Act).

3.0 FREQUENCY OF MEETINGS

- 3.1 It is proposed that the group shall meet 4 times a year with meetings timed to enable matters to be taken to the Leaders Board and LEP Board in a timely fashion.

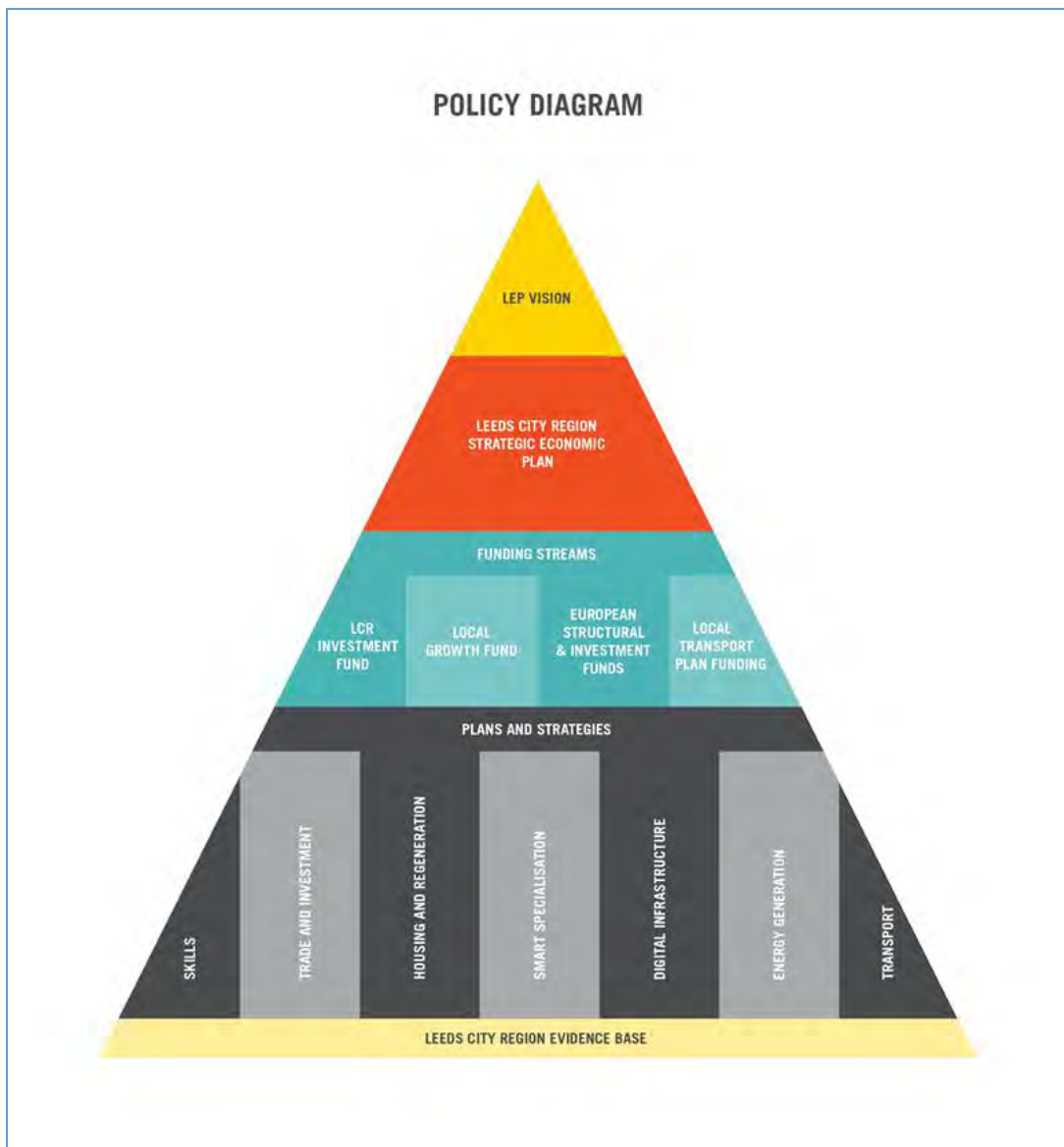
4.0 OFFICER SUPPORT

- 4.1 The Leeds City Region Secretariat shall provide officer support with the lead for this support being the Head of Infrastructure and Investment.
- 4.2 The Leeds City Region Heads of Planning Group will provide the wider officer support undertaking tasks as requested by the Leeds City Region Planning Portfolios Group on strategic planning matters.
- 4.3 Agenda and papers will normally be circulated at least 7 days in advance of the meetings.

Appendix F: Leeds City Region Evidence Base

Introduction

Over the course of the 10 years of the Leeds City Region partnership, a robust and comprehensive evidence base has been produced. This has been continuously updated and refined, and has formed the basis for the suite of strategy documents (e.g. Housing and Regeneration Strategy and Investment Framework; Connectivity Strategy; Green Infrastructure Strategy; Skills Strategy etc.) and plans upon which Leeds City Region policy is based. These strategy and policy documents, summarised in the diagram below, have formed the basis of the interventions proposed in our Strategic Economic Plan.



- Additionally, as part of the Strategic Economic Plan process we have commissioned new work where we felt our evidence needed refreshing, or where there were gaps in our knowledge.
- The list below provides a synopsis of the key LEP policy, strategy and evidence documents and, where available, a link to an online version.

Leeds City Region LEP Policy, Strategy and Evidence Documents

Overarching strategy and policy documents

- [Strategic Economic Plan](#) - in which we set out our long-term vision and ambitions for the City Region economy. It also sets out what support we are asking for from the government to help us achieve this vision, in terms of both funding from the Local Growth Fund, and additional freedoms and flexibilities to give us the power to deliver on our ambition.
- [Leeds City Region European Structural and Investment Funds Strategy \(2014\)](#) - complements our SEP and describes local needs and opportunities, desired outcomes and the rationale for proposed projects and programmes for our ESIF strategy for 2014-20.
- **Leeds City Region Investment Plan (2013, not published)** - sets out the ways in which we envisage that public and private investment will play their part in achieving our vision as set out in the LEP Plan.
- [Leeds City Region City Deal \(2012\)](#) – our landmark deal with government giving the City Region and its partner local authorities greater control over spending and decision-making to ensure interventions are in line with what our economy needs.
- [Leeds City Region LEP Plan \(2011\)](#) - the LEP Board’s vision and strategy for growth across the City Region – was agreed in 2011 and sets the overall strategic parameters for our work.

Thematic policies, strategies and evidence

- [Trade & Investment Plan \(2014, publication forthcoming\)](#) – details how the LEP intends to increase inward investment into and exports from Leeds City Region.
- [Housing & Regeneration Strategy \(2009, refreshed 2014\)](#) – a refresh of our 2009 Housing & Regeneration Strategy – sets the context for future investment decisions by recognising market conditions (where they relate to both challenges and opportunities) and strategy drivers.
- [Housing & Regeneration Investment Framework \(2010\)](#) – sets out the strategic investment priorities for major housing and regeneration schemes across the city region.
- [Leeds City Region Skills Plan \(2013\)](#) – sets out how the LEP intends to achieve its aim of creating a skilled and flexible workforce to support improved productivity and jobs growth.
- [Leeds City Region Labour Market Analysis \(2013\)](#) - presents the state of the City Region labour market within the context of its economy. It shows the key supply and demand side challenges, the strengths and weaknesses and prospects for growth.
- [West Yorkshire plus Transport Fund – a draft prospectus for change \(2013\)](#) - outlines our City Deal and provides a summary of the West Yorkshire plus Transport Fund schemes, explaining their job creation potential and contribution towards economic growth.
- [Digital Infrastructure Plan \(2012\)](#) – sets out how over the next 20 years the City Region intends to develop its digital infrastructure to maximise exploitation of digital communications technology and boost its economic competitiveness.
- [Advanced Manufacturing in Leeds City Region \(2012\)](#) - analysis of the advanced manufacturing sector in the City Region detailing the size and characteristics of the sector, and its prospects for growth.
- [Beyond Borders: Report on Leeds City Region Exports \(2012\)](#) – joint report with local Chambers of Commerce considering how to encourage more businesses to start exporting and support existing exporters in targeting new international markets. It includes the identification of potential new markets, and analysis of the barriers to exporting.

- [My Journey: West Yorkshire Local Transport Plan 2011-2026 \(2012\)](#) - outlines the West Yorkshire Local Transport Plan (LTP) for 2011 to 2026. The LTP is the statutory plan for transport in West Yorkshire and sets out the needs, ambitions and strategy over a relatively long period of time as well as detailed spending proposals in the first three years.
- [City of York Local Transport Plan 2011 – 2031 \(2011\)](#) - sets out the transport policies and measures that will contribute to the city's economic prosperity over the next 20 years, whilst meeting challenging national and local targets for reducing emissions.
- [Leeds City Region Mini-Stern Review \(2011\)](#) - reviews the cost and carbon effectiveness of a wide range of low carbon options. Explores the scope for their deployment, their associated investment needs, financial returns and carbon savings, and the implications for the economy and employment.
- [Leeds City Region Green Jobs report \(2011\)](#) - analysis of the green jobs sector in the City Region, including a summary of regional assets, renewable & low carbon energy capacity projections, existing green jobs, higher & further education sectors, growth opportunities and vulnerable sectors.
- [Leeds City Region Business Survey \(2011\)](#) – locally-commissioned survey of businesses across the City Region, providing analysis of business attitudes consistent with the National Business Survey.
- [Green Infrastructure Strategy \(2010\)](#) - analysis of the City Region's green infrastructure and natural assets, presenting a strategy focusing on how this green infrastructure can deliver our sustainable urban growth agenda.
- [Leeds City Region Transport Strategy \(2009\)](#) – identifies the main issues and priority challenges for transport in Leeds City Region, the wider policy and spatial outcomes that transport needs to support, and a framework for developing interventions.
- [Leeds City Region Key Sector Strategy \(2014, publication forthcoming\)](#) - identifies the key sectors which can play an important role in driving growth within the City Region, and the assets, leading businesses and opportunities within them.
- [Leeds City Region Smart Specialisation Strategy \(2014, publication forthcoming\)](#) - analysis of the City Region's innovation assets, strengths, weaknesses and opportunities, and sets out the City Region's strategy to drive greater levels of innovation and implement smart specialisation across the City Region.
- [Leeds City Region low carbon energy investment roadmap \(forthcoming\)](#) – analysis of the opportunities for low carbon energy generation in the City Region to define the LEP's investment priorities.
- [Leeds City Region Economic Assessment \(2014, publication forthcoming\)](#) – assessment of the economic situation across Leeds City Region, including analysis of trends over the past decade and comparison of economic performance against England and other areas.
- [West Yorkshire Local Aggregates Assessment \(2014\)](#) – to be finalised.
- [North Yorkshire and York Local Aggregates Assessment \(2014\)](#) - Local Aggregate Assessment for the North Yorkshire Sub-region was also finalised and submitted to the (regional) Aggregates Working Party in May 2014.

Appendix G: Leeds City Region Planning Charter for Major Investment Proposals (2012)

The Leeds City Region Local Enterprise Partnership has developed a charter which sets out how the Local Planning Authorities and Developers will work together to ensure that proposals for major new investments will be dealt with in an efficient and effective way throughout the city region. The Charter represents the first step towards creating a seamless service for investors wherever they choose to locate in the city region.

Definitions

What is a major investment proposal?

- They are of major strategic significance in terms of one or more of the following; job growth, investment value and regeneration. Clearly the scale of this will be different in different parts of the city region, for instance the scale of proposal that is strategically significant in Bradford or Harrogate would be different. Each authority will set out which applications will be subject to the Charter;
- Or are proposals that are eligible for large scale, time limited, public funds.

The Charter Pledge

Charter Pledge sets out clearly what the developer can expect from the Local Authority and vice versa.

Local Authorities will:

- Work together to ensure and maintain a comprehensive and up to date Development Plan framework. This will:
 - Enable the delivery of the priorities in the LEP Plan;
 - Provide certainty over development opportunities;
 - and help inform investment decisions.
- The Local Authority will nominate a project co-ordinator to lead the process in conjunction with the Developer. The Local Authority nominee will:
 - Agree with the Developer a timetable and milestones for the application to deliver a decision in the shortest period of time practicable;
 - Set out requirements for consultation (internal and external) and work with the Developer to ensure appropriate pre application public consultation takes place;
 - Set out the Local Authority's aspirations for any legal agreement and land transactions;
 - Maintain a regular dialogue with the developer and ensure changes required by either the local authority or the Developer are made promptly.

- Work in partnership with customers and stakeholders to bring forward successful applications that deliver high quality sustainable development.
- Work with customers to understand their business needs and development proposals to ensure that everyone involved understands scheme viability and deliverability.
- Undertake regular reviews, led by the Local Authorities, of the service we deliver in conjunction with customers giving all involved opportunity to shape future delivery.

Developers will:

- Agree a Project Plan, including key stages and milestones, which take into account the need for discussion and review to take place, keeping the Council informed of progress at all key stages.
- Undertake an urban design analysis to inform the evolution of the scheme and the subsequent development of the design and access statement.
- Engage in meaningful pre application discussions, with adequate time allowed for the preparation of essential information and assessment proposals, including appropriate community consultation.
- Respond within the agreed timescales to requests for further information and/or revisions.
- Attend project meetings with relevant persons.
- Submit a complete planning application with appropriate supporting information as agreed with the Council, including a draft legal agreement where appropriate.

The Local Enterprise Partnership Board will receive regular reports on the performance of the agreement and will review it as required.

Appendix H: South Pennine Memorandum of Understanding on Renewable Technologies

PURPOSE

This Memorandum of Understanding establishes a framework for cooperation between South Pennine local authorities with respect to strategic planning and development issues relating to renewable energy, in particular wind energy. It is framed within the context of the Section 110 of the Localism Act 2011 and the duty to cooperate in relation to the planning of sustainable development. It sets out the way in which the authorities have, and will continue to, consult one another and work together on matters which affect the South Pennine area.

In line with the National Planning Policy Framework, particularly paragraphs 97 and 98, Planning Authorities will seek to take a positive approach to renewable energy development both in development planning and management. This will include taking opportunities to maximise strategic cross-border benefits as well as ensuring that any potential negative impacts are minimised or avoided.

PARTIES TO THE MEMORANDUM

The Memorandum is agreed by the following Local Authorities:

Insert names

OBJECTIVES

The Memorandum has the following broad objectives:

- To help secure a process and framework enabling a consistent strategic approach particularly to Wind Energy and also to other Renewable Energy issues as appropriate; including development management, strategic planning and monitoring between neighbouring local authorities
- To enable a sharing of information and views and, where appropriate, to facilitate joint working on strategic issues which affect more than one local authority area
- To facilitate joint research and procurement between neighbouring authorities
- To facilitate strategic cooperation and partnership on issues of shared interest with statutory consultees such as the Environment Agency, Natural England and English Heritage and other key consultees including planning, delivering, managing and mitigating renewable energy and its impacts

TOPIC ISSUES

The principal topics where cooperation are considered to be valuable are:

- Effective and timely consultation on planning applications, EIA Screening Opinions and Environmental Scoping Reports of cross-border significance in the South Pennines and related areas
- Development of mutually consistent databases on planning applications to enable “cumulative impact” issues to be addressed particularly on wind energy but also other technologies
- Consistent application of landscape character assessments such as the “Julie Martin Study” (or successor documents); the Peak District National Park Landscape Strategy and Action Plan and,

as appropriate, other evidence base documents or cross-border landscape studies, when assessing planning proposals

- Joint procurement of evidence base documents and professional expertise where this would bring economies of scale and be mutually beneficial
- An approach to Planning Policy development and Development Management that takes into account as appropriate cross border effects on:
 - Landscape and visual impact
 - Cumulative impact
 - Historic landscape character
 - Ecology including flora, fauna and peat
 - Water supply, hydrogeology and flood risk
 - Recreational assets, bridleways and footpaths
 - Green infrastructure
 - Noise
 - Cultural and built heritage
 - Shadow Flicker
 - Socio-economic benefits
 - Access and grid connections
 - Telecommunications and radar
- Cooperation on planning issues relating to the implementation of renewable networks such as District Heating schemes; energy from waste or biomass particularly where these are identified in studies such as the Greater Manchester, Yorkshire and Humber, Lancashire and East Midlands Renewable and Low Energy Studies and have clear cross-border affects
- Joint working as appropriate on policy development and implementation relating to low carbon development including Allowable Solutions and Zero Carbon development
- Consultation on Local Plan policies and SPD's on renewable energy beyond immediate neighbours where proposals are innovative or of wider interest
- Support as appropriate at Planning Inquiries
- Information sharing on current "good practice" at local and sub-regional level

MECHANISMS FOR COOPERATION

- Regular meetings will be held (at least 3 times per year) with special meetings if necessary, such as when triggered by an application of major cross-border significance or other specific issues of common interest
- Renewable energy databases will be regularly updated and circulated in particular to inform Local Authority Monitoring Reports
- Consultations on wind energy planning applications, Screening Opinions and Environmental Scoping opinions with neighbouring planning authorities will occur in the following circumstances:
 - Affected neighbouring authorities where the Zone of Visual Influence shows an impact on land outside the host authority area
 - Where there are significant impacts on Recreational Trails of sub-regional or greater significance

- Consultations on non-wind renewable energy applications and Environmental Scoping Opinions will be considered on a case by case basis
- Liaison on development of Planning Policy documents and SPD's
- Sharing of development management policies and validation requirements to facilitate a standardised approach to planning applications across the South Pennines

LIMITATIONS

The Local Authorities recognise that there will not always be full agreement with respect to all of the issues on which they have agreed to cooperate. For the avoidance of doubt, this Memorandum shall not fetter the discretion of any of the local authorities in the determination of any planning application, participation in evidence base studies or in the exercise of any of its statutory powers and duties.

Signed:

Organisation:

Position:

Date:

Annex One – Background Context

BACKGROUND

The South Pennine landscape straddles the borders of Greater Manchester, Derbyshire, Lancashire and North, West and South Yorkshire. Upland areas are particularly attractive for wind energy developments, ranging from very large wind farms to small individual turbines. While parts of the area such as the Peak District National Park, Forest of Bowland Area of Outstanding Natural Beauty and the South Pennine Special Protection Area/Special Area of Conservation are subject to national landscape or conservation designations substantial areas are not. Issues of cumulative visual impact from wind energy proposals are the major cross-border issue and were clearly identified in the "Landscape Capacity Study for Wind Energy Developments in the South Pennines" (2010) commissioned jointly from Julie Martin Associates by a number of authorities. There is a history of cross-border consultation on renewable energy dating back to the early 1990's through the Standing Conference of South Pennine Authorities (SCOSPA).

While wind power is the dominant cross-border energy issue other forms of renewable energy that are being developed in the area include solar power, biomass and small scale hydro. These can have localised cross-border impacts. Opportunities for development were identified in the jointly commissioned "Renewable and Low Carbon Energy Study" (Maslen 2010). Other separate studies exist for the East Midlands (LUC, CSE and SQW 2011) Greater Manchester (Aecom 2009), Lancashire (SQW/Maslen 2011/12) and Yorkshire and Humber Low Carbon and Renewable Energy Capacity Study (Aecom 2011).

Initial Consultation on the Draft Sites and Policies Plan

Selby District Council
DRAFT Engagement Plan

November 2014

DRAFT

Contents

1.	Aims and Objectives	1
2.	Background	2
3.	Process of Engagement on PLAN Selby	3
4.	Conclusions and Next Stages	13

DRAFT

1. Aims and Objectives

- 1.1 The Council is preparing a 'Sites and Policies Plan', known as **PLANSelby** to deliver the homes and jobs and other policies contained in the Council's Core Strategy document.
- 1.2 The Council is currently consulting on PLANSelby which will support growth in the whole District over the next decade or so.

Further information on the consultation can be found in the Access Selby Customer Contact centre in Selby and at local Libraries and on the Council's website at www.selby.gov.uk

- 1.3 Good plans are based on robust evidence and informed by appropriate engagement and cooperation. In order to produce a legally compliant and sound plan, the Council must ensure that it has met its Duty to Cooperate and that the plan has been positively prepared, as well as having been subject to on-going engagement.
- 1.4 This document is the **Engagement Plan** for **PLANSelby** and sets out how the Council will engage with the public, stakeholders, public bodies and statutory consultees throughout the preparation of the plan taking into account statutory requirements, local circumstances and available resources. By the time of Submission, it will have been updated at each stage to demonstrate what we have done to ensure full and proper engagement.
- 1.5 This Engagement Plan has been prepared to ensure that the process of preparation of the plan is in compliance with the statutory requirements, the National Planning Policy Framework and the adopted Statement of Community Involvement but also to ensure that stakeholders and the public are engaged to ensure (as far as is practicable) that the document
- reflects the needs of the District and its communities
 - is technically robust and based on sound evidence
 - enjoys broad consensus
- 1.6 The Engagement Plan is not intended to be a strict checklist but a guide to what to expect within a flexible framework.
- 1.7 This Engagement Plan should be read in conjunction with the **Duty to Cooperate Statement** for **PLANSelby** which deals specifically with matters relating to the legal and soundness tests for the Duty under Section 33A of the Localism Act 2011.

We are asking the public and other stakeholders to give us their views on this Draft Engagement Plan as part of the Initial Consultation on PLAN Selby

2. Background

Statutory Requirements

- 2.1 The statutory requirements for public participation and cross-boundary cooperation on Local Plans (such as the Selby District Sites and Policies Local Plan, known as PLAN Selby) are set out in the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 which set out how people may be involved in the plan making process.

Policy Requirements

- 2.2 Engagement beyond the statutory requirement is also necessary to ensure PLAN Selby meets the Soundness Tests and is justified and deliverable. Planning Policy Statement (PPS) 12 previously set out the principles of community engagement and involvement within planning.
- 2.3 PPS12 has been superseded by Paragraph 155 of the National Planning Policy Framework (NPPF) which makes it clear that early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.
- 2.4 Paragraph 157 of the NPPF goes on to say that crucially, Local Plans should be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations.

Local Development Scheme (LDS)

- 2.5 Local plan documents must be prepared in accordance with the Local Development Scheme (LDS). PLAN Selby will be prepared in accordance with the LDS which the Council approved for 2013-2016 in October 2013. The Executive approved a revised timetable for the SAPP in January 2014.
- 2.6 The Council's Authorities Monitoring Report (AMR) will monitor progress of PLAN Selby against the LDS and may recommend changes to the LDS as milestones can change for various reasons.

Conformity with the Selby District Core Strategy Local Plan

- 2.7 PLAN Selby is being developed in line with the adopted Selby District Core Strategy which was adopted in 2013. PLAN Selby will build upon those agreed strategic priorities and policies, and develop more detailed policies and site specific proposals to deliver the Core Strategy.

Statement of Community Involvement (SCI)

- 2.8 The Council's Statement of Community Involvement (SCI), adopted in 2007¹, sets out how stakeholders, including hard to reach groups, will be involved in the production of the Local Plan documents in Selby District. Members of the public are encouraged to be actively involved in the production of Local Plan documents, as policy developments will directly affect the area in which they live, work and visit.
- 2.9 The SCI sets out a list of the main groups who will be involved in the production of Local Plan documents in the District. This list is divided into Specific Consultation Bodies, Government Departments, General Consultation Bodies, Other Consultees, and Other Individuals and Organisations to consult. It emphasises the roles of, elected Councillors, Parish and Town Councils and voluntary and community groups.
- 2.10 In carrying out engagement on PLAN Selby the Council will comply with the SCI. This Engagement Plan sets out more specific methods of engagement appropriate for PLAN Selby within the overall framework established by the SCI.

3. Process of Engagement on PLAN Selby

- 3.1 The Council has chosen to undertake two public participation stages prior to issuing a Publication Draft in order to ensure everyone has a chance to be involved in the plan preparation stage² - this 'Initial Consultation' and a 'Further Consultation' which will be the focus for on-going engagement. Each period will be for a minimum of 6 weeks.

Add in a simple flow chart/gantt chart to show key stages (to be added before consultation launched)

- 3.2 Engagement is not restricted to these periods of public participation. Outside these public participation exercises the Council will be undertaking awareness raising activities, evidence gathering exercises and topic focussed engagement with relevant bodies and will undertake any duty to cooperate.
- 3.3 The Council will begin to formulate the preferred strategy for PLAN Selby using the information gathered through engagement and an evaluation of the reasonable alternatives using:
- responses to public participation consultations

¹ http://www.selby.gov.uk/upload/Adopted%20SCI_with_cover_051207.pdf

² See Appendix 1 of the main PLAN Selby document for further details on the plan preparation process [add hyperlink](#)

- information from evidence gathering activities
- outcomes of Sustainability Appraisal (SA)³,
- findings from community participation, and
- information from focussed engagement activities

3.4 All formal consultation responses will be published on the website and will be reported at decision making meetings. Evidence gathered will be published on the website as plan preparation progresses.

3.5 Notes will be maintained of key individual and collective responses received from stakeholder and the public following engagement activities. The objective of such record keeping will be to ensure an audit trail of decision making in plan preparation. Such notes and records are not intended to record verbatim each response or decision but to ensure that the Council can show that it has considered feedback from all engagement activities and how those have been taken into account when changes have been made to documents.

3.6 **Identifying and contacting consultees and stakeholders**

We will:

- Maintain a Consultation Database⁴ of who we consider are stakeholders ('consultees'⁵) and which also includes persons who have notified us that they wish to be involved in Local Plan matters or who have contacted us about such matters previously - *please send us your details if you wish to be kept up to date.*
- Send an email or letter to persons and bodies on the Consultation Database informing people of engagement activities and key documents released for consultation in line with the SCI
- Publish a Newsletter to keep stakeholders up-to-date with progress of the Plan

3.7 **How we will ensure wider awareness to maximise engagement**

- We will issue Press Notices in local newspapers at the start of formal consultations
- We will issue regular press releases to ensure news of progress on PLAN Selby is distributed across the District.
- We will use the Council's newspaper Citizen Link which is delivered to all households every 6 months
- We will make information available on the Council website www.selby.gov.uk
- Social networking – As an authority we have Facebook and a Twitter account; these are also tools in which the authority can distribute wider publicity for consultation and explore new ways of

³ See the associated documents to PLAN Selby for further information on SA [add hyperlink](#)

⁴ The 'Local Development Framework' or LDF Database

⁵ The 'long list' of consultees from the SCI

communicating

- Posters will be displayed advertising where documents can be viewed for example in Council office and libraries, on Parish and Town Council notice boards, in doctors' surgeries, local shops and supermarkets where possible and appropriate
- Displays will be provided for Community Engagement Forum (CEF) meetings⁶

3.8

How we will make documents available

Hard copies of consultation documents will be available to inspect during normal office hours at:

- Access Selby Customer Contact Centre, Market Cross, Selby
- Libraries at Selby, Tadcaster, Sherburn in Elmet, Barlby and in mobiles

Electronic copies are available to inspect and down load at:

The Council website www.selby.gov.uk

Copies of consultation documents can be made available on CD on request free of charge

3.9

Face to face contacts

Subject to resources we will consider:

- Holding public meetings or drop in sessions or workshops at key stages
- Using consultants to facilitate events
- Setting up pop-up stalls at community locations such as supermarkets

3.10

Accessibility and Format of documents

- We will seek to ensure equality of access to material and opportunity to make representations
- Our Engagement Plan will be subject to Equality Impact Screening
- We will use Plain English principles as much as we can whilst meeting requirements of legislation
- We will make documents available in large format or other languages if requested and where practicable to do so

We will produce summary leaflets and material for exhibitions/ meetings

⁶ See website for more information on CEFs [add hyperlink](#)

3.11 How we will ensure that submitting representations is made easier

- Representations may be made in writing including by email
- We will provide questionnaires or forms to complete in hard copy or electronic format
- We will consider the use of questionnaires using online survey software

How we will engage with specific groups**Stakeholders**

3.12 Many stakeholders will be on our Consultee Database (which creates our mailing list) and will therefore be notified at key stages of preparation and consultation. The mailing list is never closed and any stakeholder who wishes to be added to the list can contact us at any time.

3.13 In addition many stakeholders will be made aware of preparation and consultation via the on-line materials or through events or public meetings including Community Engagement Forums (CEFs) as highlighted above.

3.14 The Council also holds regular forum meetings with developers and agents and will use these meetings to provide an update on plan preparation and public consultation periods.

3.15 The Council may seek specific comments from key stakeholders including major landowners affected by PLAN Selby as it is prepared. In addition stakeholders may request a face to face discussion with the Council on aspects of PLAN Selby as it is prepared

Topic based focussed engagement

3.16 The above approach seeks to identify broad approaches to engagement. In addition, by focusing on the topics proposed to be covered by PLAN Selby and related activities on the evidence gathering process on those topic areas, we can focus engagement with specific residents and businesses and other stakeholders.

3.17 This next section covers these as well as other key engagement projects which inform PLAN Selby such as the Sustainability Appraisal and the Infrastructure Delivery Plan.

Employment and Town Centre Issues

- 3.18 This will particularly involve engagement with private sector and members of public on employment, town centre and commercial / leisure interests and major landowners.
- 3.19 The Council has already commissioned consultants to undertake an Employment Land, Retail, Commercial and Leisure Study who have undertaken telephone surveys and will target surveys and consultation with key bodies.

The following are considered to be key stakeholders in respect of Employment and Town Centre issues:

- Leeds City Region Local Enterprise Partnership
- North Yorkshire & York and East Riding Local Enterprise Partnership
- Selby Town Enterprise Partnership
- Chambers of Trade
- Major landowners and large employers
- Property and land agents
- Business community other associations

Housing Growth and Housing Issues

- 3.20 The Council already has developed close working with a range of contacts within the District on for example the Strategic Housing Land Availability Assessment (SHLAA) and the Developers and Agents Forum and this collaborative approach will be continued. PLAN Selby evidence base updates will also provide further opportunities for positive engagement through further projects such as a new Strategic Housing Market Assessment (SHMA) which is programmed to be undertaken.
- 3.21 Further cross-boundary engagement with neighbouring local authorities has taken place through the recent joint work within the Leeds City Region on housing market areas and objectively assessed needs common methodology and will continue.
- 3.22 Other activities in the council such as housing / tenants forums and meetings with the Homes and Communities Agency (HCA) and Registered Providers of social housing (housing associations) will also be used where appropriate to cascade information and seek feedback.

The following are considered to be key stakeholders in respect of Housing Growth and Housing Issues:

- Home Builders Federation and local house builders – independents and national house builders
- Registered Providers (housing associations)
- Homes and Communities Agency
- Local Enterprise Partnerships (LEPs)
- Major landowners
- Planning and Land/Property agents
- Strategic Housing Land Availability Assessment working group
- Parish and Town Councils

Travellers

- 3.23 Travellers of all ethnic and cultural backgrounds have been involved in many planning issues in recent years, including the Selby District Traveller Needs Assessment in 2012/2013. The consultants (Peter Brett Associates) have established a strong relationship with several local travellers, and they may be further included in developing the PLAN Selby.
- 3.24 There are also a number of national and regional traveller representatives/spokespersons such as the Leeds Gypsy and Traveller Exchange (Leeds GATE). A North Yorkshire Gypsy Liaison partnership is also active, with cross-boundary links to other traveller groups. The Council will seek to work with these groups.
- 3.25 Travellers are frequently classed as a hard-to-reach group, and so the Council will establish opportunities to engage directly with traveller groups using methods that are appropriate to their needs. Such methods can be established at each stage of consultation to ensure that they are effective.
- 3.26 In addition we will investigate the options for a specific workshop addressing traveller issues

The following are considered to be key stakeholders in respect of Travellers issues

- Traveller Needs Assessment 2013 liaison contacts
- The travelling community
- Leeds GATE
- North Yorkshire Gypsy Liaison partnership

Potential Changes on the edge of Settlements – Green Belt, Development Limits, Strategic Countryside Gaps

- 3.27 The Council plan to undertake a separate study which will jointly review Green Belt boundaries, Development Limits and Strategic Countryside Gaps.⁷
- 3.28 The Council proposes to engage consultants to undertake a Green Belt Review. The combined study will be undertaken - but not part of this Initial Consultation on PLAN Selby – instead in a separate exercise and be subject to its own consultation as appropriate. Consultants will have access to the Consultees Database.
- 3.29 The review process will be done in three stages:
1. Methodology: Agree methodology and criteria;
 2. Appraisal: apply the methodology and criteria to make recommendations as to where changes *could* be considered. The Appraisal itself will not actually enact any changes or seek to justify any changes – it will be a stand-alone background paper as part of the evidence base.
 3. Apply any changes: PLAN Selby itself will use the background appraisal alongside other evidence as required if there is the need to make any amendments to the Green Belt boundary, Strategic Countryside Gaps or Development Limits. PLAN Selby must establish any exceptional circumstances for any Green Belt Change.

The following are considered to be key stakeholders in respect of Green Belt issues

- Adjoining Green Belt Local Planning Authorities - Leeds, York, Harrogate, Wakefield, and Doncaster and ERYC
- Key landowners in Green Belt areas
- Town and Parish Councils in Green Belt areas
- Community Engagement Forums in Green Belt Areas
- Cs and PCs and CEFs

Potential Visions for the Three Town Centres

⁷ See Section 3 (T3) of PLAN Selby for further information on these topics.

- 3.30 Key focuses for growth are Selby Town and the two Local Service Centres of Tadcaster and Sherburn-in-Elmet. Our plans need to focus on our ambitions for growth and regeneration taking into account land availability and resources.
- 3.31 The Core Strategy sets out the overall framework and long term vision for what these places need to aspire to and achieve over the plan period so PLAN Selby needs to consider what the reasonable alternative options are for this. That is, site specific policies and proposals including site allocations for new development of all types⁸.
- 3.32 Key stakeholders will be involved in evidence gathering and analysis through themed events, briefings (written and verbal) and face to face meetings and discussions

The following are considered to be key stakeholders in respect of the 3 main settlements:

Selby

- Local Ward Councillors
- Selby Town Council
- North Yorkshire County Council
- Central Area and Eastern Area Community Engagement Forums
- Selby Town Enterprise Partnership
- Selby Civic Society
- Selby Chamber
- Key landowners
- Selby College, Selby High School, Brayton College, Primary Schools
- General Practices (doctors)

Tadcaster

- Local Ward Councillors
- Tadcaster Town Council
- North Yorkshire County Council
- Selby Chamber
- Tadcaster and Villages Community Engagement Forum
- Key landowners
- Tadcaster Grammar School and Primary Schools
- Sports Clubs and Community Groups
- Medical Centre

Sherburn- in Elmet

⁸ See Section 5 of PLAN Selby for further information on these topics.

- Local Ward Councillors
- Sherburn-in-Elmet Parish Council
- North Yorkshire County Council
- Western Area Community Engagement Forum
- Selby Chamber
- Industrial estate occupiers and owners
- Sherburn in Elmet Community Association
- Key landowners
- Sherburn High School and Primary Schools
- Sports Clubs and Community Groups
- Community Action Group
- Sherburn Aero Club
- Sherburn Group Practice (doctors)

Engagement through evidence base

- 3.33 In addition to the focus on engagement through evidence base work (for example the Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment, Employment Land Review, Retail, Commercial and Leisure Study, Parish Services Survey etc.) there are a number of other key evidence base activities which will involve engagement to inform the preparation of PLAN Selby:
- 3.34 A **Highways Assessment Study** is already under way and will assess the current capacity of the main road network in the District. Once this is established, a scenario-based growth projection in houses will be established to assess the potential effects of more traffic on the roads. The outcome will be to establish where development should be focussed to minimise further impact, and if necessary where improvements in roads are necessary to accommodate more traffic.
- 3.35 **The Strategic Flood Risk Assessment** will be reviewed to determine where any updates or further work is required. The Council will work with the Environment Agency, Internal Drainage Boards, North Yorkshire County Council and other bodies to scope this work. The Council will appoint consultants to undertake the project.
- 3.36 The Council's **Parish Services Survey** provides information from Town and Parish Council on existing service and facilities and highlights local issues as a basis for on-going dialogue and engagement. We will regularly update the survey and envisage that we will discuss the outcomes as part of engagement on PLAN Selby through a focussed Parish Forum event.

Other Key Projects are:

Sustainability Appraisals (SA) and Strategic Environmental Assessments (SEA) and Assessment under the Habitat Regulations (HRA)

- 3.37 To ensure that policies and proposals within the plan period⁹ contribute to sustainable development, each document produced for the Local Plan will be subject to a Sustainability Appraisal (SA), incorporating the requirements of the EU Directive on Strategic Environmental Assessment (SEA).
- 3.38 The Scoping Report for the SA/SEA for PLAN Selby sets out the key issues and methodology to be considered in the SA and how these have been derived. In accordance with The Act the consultation will contribute to the development of sites and sustainability appraise reasonable alternatives¹⁰. PLAN Selby will ultimately set out all the sites which have been specifically identified for development in order to meet the Council's vision, objectives and the strategic policies within the Core Strategy, along with more detailed policies to replace the existing Selby District Local Plan (adopted 2005).
- 3.39 These environmental reports gather more information through the opinions and concerns of the public. An assessment will be made of any significant changes to ensure that the environmental implications of any significant changes to the draft PLAN Selby at each stage will be taken into account in deciding the final form of the SAPP ready to be submitted for examination.
- 3.40 The Habitat Regulations Assessment (HRA) follows different legislation in an assessment of the potential impacts upon the Natura2000 wildlife and habitat designations. The Council will ensure that the HRA is consulted upon with the key stakeholders and statutory organisations at each stage to reduce any negative impacts upon these sites and PLAN Selby progresses.
- 3.41 For the purposes of this Initial Consultation, report for each of SA, SEA and HRA has been prepared and made available for comments alongside the main PLAN Selby document. For further information on SA/SEA/HRA see section 1 of PLAN Selby and the separate documents themselves which can be found at [add hyperlink](#)

Infrastructure Delivery Plan (IDP)

- 3.42 The Infrastructure Delivery Plan (IDP) provides a resource which outlines

⁹ for PLAN Selby that is 2011 to 2027

¹⁰Section 19 (5) of the Planning and Compulsory Purchase Act (Amended) 2004, Regulations 12 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 and A Practical Guide to the Strategic Environmental Assessment Directive (2005) ODPM and Chapter 5 of the Strategic Environmental Assessment Guide 2004.

the presence of, and planned delivery of, infrastructure which is relevant to the area covered by the Local Plan. It brings together in one document the investment plans of many different organisations, in both the public and private sector.

- 3.43 Infrastructure partners are diverse, and include bodies that provide physical infrastructure such as the highways authority, education authority, and utility companies. It also covers other bodies such as Yorkshire Wildlife Trust, Sport England and the Police who provide other types of social and environmental infrastructure.
- 3.44 The IDP is an evolving document and so the Council is committed to communicating on a regular basis with the key stakeholders through formal consultation, meetings and correspondence. Stakeholders and infrastructure providers are kept informed of the progress of new policy documents and of proposals that may impact on their service, together with being involved in master planning exercises for sites where appropriate. This allows them to plan appropriately for infrastructure within their own budgets and strategies to ensure that the plan is deliverable.
- 3.45 For further information on the IDP and infrastructure needs see section 3 (T4) of PLAN Selby Initial Consultation document and the separate IDP itself which can be found at [add hyperlink](#).
- 3.46 The IDP will be updated and published at each stage of preparing PLAN Selby as part of the suite of PLAN Selby documents. This will ensure that infrastructure issues are considered alongside other issues raised.

Link to other plans and strategies allows wider engagement

- 3.47 Engagement is undertaken on other policies and strategies which link into PLAN Selby, so views are taken into account in this way too. Examples include:
- North Yorkshire Sub-Regional Housing and Homelessness Strategy 2010-15
 - Selby District Community Safety Partnership
 - The North Yorkshire Community Plan 2011-14
 - Draft Supplementary Planning Documents
- 3.48 Engagement on matters in relation to local / regional economy, local transport plans, transport facilities and services and waste / hazardous strategies will be undertaken working in partnership with North Yorkshire County Council.

4. Conclusions and next Steps

- 4.1 This first Engagement Plan for PLAN Selby seeks to identify how we will engage with people and bodies to prepare a plan based on a

collaborative approach. It is not intended to be a strict checklist, but instead a guide to what to expect within a flexible framework. There will be amended approaches depending on circumstances at the time.

- 4.2 Whilst it doesn't exhaustively list everyone who we will consult - have we missed anybody and are there different or better ways in which to involve the right people?

This Engagement Plan is the first draft and we want your views on whether you think we've got it right

- 4.3 Your comments will be taken into account in developing the collaborative approach throughout plan preparation to seek to ensure that we can tailor communications to stakeholders needs and undertake appropriate positive engagement resulting in a sound plan at the end of the process.

DRAFT

- **What is 'Plan Selby'?**

'Plan Selby' will be the plan that helps Selby District Council deliver the 'Core Strategy' which is the Council's vision for what Selby will look like by 2027.

- **What was the Vision of the 'Core Strategy'?**

By 2027 Selby District will be a distinctive rural District with an outstanding environment, a diverse economy and attractive, vibrant towns and villages. Residents will have a high quality of life and there will be a wide range of housing and job opportunities to help create socially balanced and sustainable communities, which are less dependent on surrounding towns and cities.

- **Why are the council doing this?**

Developing a detailed 'Plan Selby' will help the council make decisions about where growth and development can happen across the district. It will serve as a guidance document for all planning applications in the area.

- **Why should I care?**

'Plan Selby' will determine how where you live changes and develops until 2027. It will set guidelines and targets for the building of new homes, businesses, protection of the countryside, development of renewable energy and much more.

- **Will my answers make a difference?**

Yes! By law Selby District Council cannot adopt 'Plan Selby' unless they have involved everyone it thinks will be affected by the Plan and taken account of their views. Your views are essential as the changes that 'Plan Selby' set out will affect you.

- **How can I get involved?**

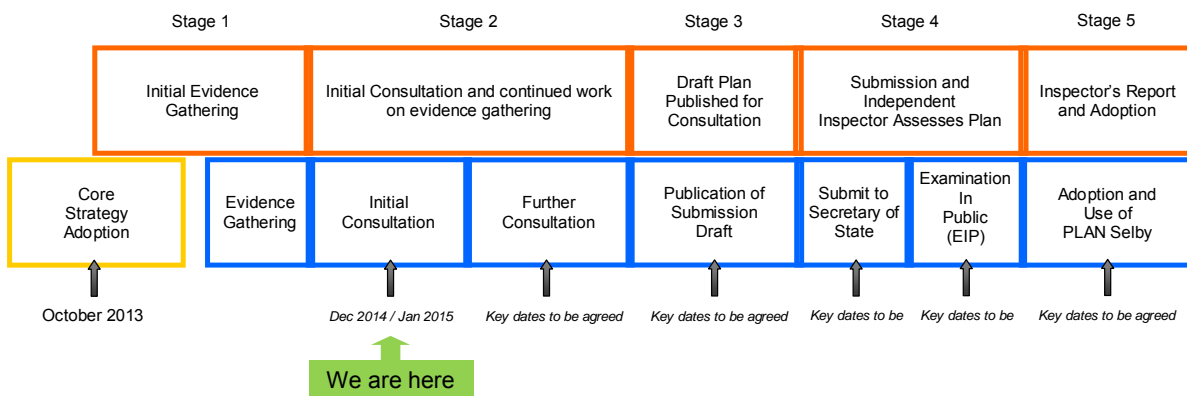
There are lots of ways to get involved and give us your feedback. **(List all when finalised)** although we must have comments in writing.

- **Do I have to answer all the questions?**

'Plan Selby' covers a wide range of topics so feel free to just give us your feedback on the topics that matter the most to you.

- **How and when will the final ‘Plan Selby’ be decided?**

After gathering views from the public and undertaking further studies, a draft of ‘Plan Selby’ will be published for comments and will be scrutinised by central government officials before we can formally adopt it.



- **Plan Selby is asking questions about development in my village- does that mean there is going to be loads of construction happening where I live?**

Not necessarily. We are at the very first stage of consultation and just because we are asking questions about possible development does not mean that it will go ahead. That's why we are asking for your feedback.

- **Does more development mean greenbelt land is going to be built on and we will lose countryside and open spaces?**

No it is very unlikely. Only one third of the District is formally designated as ‘Green Belt’ which has special protection. Green Belt land can only be altered in exceptional circumstances. Any new build in settlements and villages will be carefully planned to minimise the use of previously undeveloped land.

Selby District Council

REPORT

Reference: E/14/37

Public – Item 5



To: The Executive
Date: 06 November 2014
Status: Key Decision
Report Published: 29 October 2014
Author: Tom Ridley, Policy Officer
Executive Member: Cllr John Mackman, Lead Member for Place Shaping
Lead Officer: Keith Dawson, Director Community Services

Title: Flood Risk Sequential Test

Summary:

New development should be directed away from areas at risk of flooding as a matter of principle. However there are places like Selby Town where the wider sustainability benefits of development must be balanced against flood risk. Previously, the “Sequential Test” in assessing planning applications has been applied across the whole District, but now with the adoption of the Core Strategy it is appropriate to review this requirement and align the Sequential Test requirements with the Core Strategy spatial vision. To do this, the attached Draft Supplementary Planning Document (SPD) sets out new, smaller geographic areas to apply the Sequential Test to enable more easily the balancing of sustainability issues in determining planning applications.

Recommendations:

- i. To note the content of this report
- ii. To authorise Officers to carry out a public consultation exercise on the Flood Risk Sequential Test SPD

Reasons for recommendation

- a) To inform the Executive of the steps being taken to improve planning performance and increase significantly local housing delivery
- b) To agree the approach to managing flood risk positively to enable development to take place in the most appropriate locations
- c) To ensure transparency and openness in applying planning policies

1. Introduction and background

- 1.1 The “Sequential Test” is a planning tool in the National Planning Policy Framework that seeks to steer all new development to areas of lowest flood risk, using the Environment Agency’s mapping of flood zones as the starting point. Flood Zones 2 and 3 are the areas at greater risk from flooding and are shown on the Core Strategy Key Diagram (the rest of the area being Flood Zone 1 – lowest risk). These flood zones refer to the probability of sea and river flooding only, ignoring the presence of existing defences. Applicants must demonstrate that there are no ‘sequentially preferable’ sites available to accommodate the development before the Council will consider permitting development in areas at risk of flooding.
- 1.2 Previously, in line with government guidance and the Selby District Local Plan 2005 (SDLP) principles, the “Sequential Test” in assessing planning applications has been consistently applied across the whole District, so development in Selby Town has been resisted as there are other sites available elsewhere. The SDLP set out a District-wide housing target, and was not so settlement-specific. Accordingly there was no Policy justification for undertaking any localised Sequential Test, and the test has consistently been applied at a whole-District level. This means that as Selby Town is wholly in Flood Zone 2 or 3, the Council is resisting development as there are other sites in Flood Zone 1 elsewhere in the District. This appears to be at odds with the Core Strategy that seeks to accommodate most growth in the town.

2. The Report

- 2.1 Now the Core Strategy has been adopted, it is appropriate to review this geographical search area and align it with the Core Strategy spatial distribution of growth. To do this, the attached Draft Supplementary Planning Document (SPD) sets out new, smaller geographic areas to apply the Sequential Test to enable more easily the balancing of sustainability issues in determining planning applications.
- 2.2 The proposed new Sequential Test areas essentially align the search areas to the settlement hierarchy in Core Strategy Policy SP5. The balance of flood risk against other sustainability factors in the three towns and 18 Designated Service Villages (DSV) has already been established in the Core Strategy itself through the background papers. Unlike the SDLP, the Core Strategy sets out how much development should be developed in each tier of the settlement hierarchy, which is part of the justification for establishing the new areas. Although there is a risk of flooding in some of these places, the walkability of services and facilities, availability of public transport and other such factors balance out the risk. Through the Core Strategy Examination in Public, the settlement hierarchy was agreed and justified by the evidence.

Selby, Sherburn and Tadcaster

- 2.3 The proposed smaller search areas mean that for example, development proposals in flood areas in Selby Town need only consider other sites in Selby Town, and not sites in Sherburn-in-Elmet or Tadcaster or the DSVs as is currently the case. This means that Selby’s role as the Principal Town is

reinforced, but that it can still be demonstrated that reasonable steps have been taken to seek to re-direct development to areas of lower risk of flooding within a sensible geographic search area.

Designated Service Villages

- 2.4 In the DSVs a similar approach is proposed, but because the Settlement Hierarchy in the Core Strategy stops short of setting out a quantum of housing in the individual settlements, the DSVs are considered as an equal group for Sequential Test purposes. For example, development proposals in flood areas in Riccall must consider other sites in Riccall AND sites in any of the other 17 DSVs. Again this approach reflects the balance of flood risk and other sustainability factors at the DSV level of the hierarchy.

Consultation

- 2.5 It is proposed that the draft SPD attached at Appendix 1 is consulted on directly with landowners and the development industry through the Council's Developer/Agents Forum and through wider formal public participation. Then it may be adopted as a statutory SPD linked to the adopted Core Strategy Policy SP15 in line with the relevant Regulations, including associated Sustainability Appraisals and other requirements.
- 2.5 The formal Supplementary Planning Document (SPD) route is proposed rather than it being published as informal guidance to ensure sufficient weight is attached to it in determining planning applications.

3. Legal/Financial Controls and other Policy matters

Legal Issues

- 3.1 The SPD is not itself a Policy, but is guidance that explains how the Council will apply an existing policy – namely SP15 in the Core Strategy. Without the new guidance document there will be damage to the Council's reputation, and user confidence in the Council's planning decision-making processes will be diminished.
- 3.2 It is required to undertake a public consultation exercise on the SPD, following the statutory processes.
- 3.3 There is no need for an Examination In Public, but there are steps required to ensure public views are taken in to account.

Financial Issues

- 3.4 The Officer time costs of preparing the document have already been absorbed in the Policy & Strategy team budget. There are further consultation costs which will be absorbed through the LDF budget by going through a joint consultation with the Sites and Policies Local Plan.
- 3.5 Conversely, if the document is not produced then the Council will increasingly be at risk of planning appeals including applications for costs.

Impact Assessment

- 3.6 Adopting an SPD will improve consistency of decision making.
- 3.7 This new approach to Sequential Test areas will increase the number of available development sites, particularly in Selby Town. It is likely to encourage more development taking place –boosting housing growth/completions.
- 3.8 It is likely that there will be fewer appeals on a flood risk basis, so reduced operational costs of the Development Management service.
- 3.9 It will also assist in steering development to appropriate sites in the absence of a 5 Year Housing Land Supply by giving developers confidence that sites which meet the new sequential test approach are more likely to be approved.
- 3.10 Without the new guidance document there will be damage to the Council's reputation, and user confidence in the Council's planning decision-making processes will be diminished.

4. Conclusion

- 4.1 The balance of sustainability factors in determining planning applications includes consideration of flood risk in the context of the strategic plan for development as set out in the Core Strategy. The Draft Flood Risk Sequential Test SPD aligns existing policies to establish the Council's up to date approach to determining planning applications. This will result in more development being enabled in the most sustainable locations, in line with the Programme For Growth, and with the support of the Environment Agency. A programme of public consultation will ensure that the SPD is fit for purpose.

5. Background Documents

- Selby District Core Strategy Local Plan 2013
- National Planning Policy Framework 2012
- Planning Practice Guidance

Contact Officer:

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Access Selby
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Appendices:

A: Draft Flood Risk Sequential Test Supplementary Planning Document

DRAFT
Supplementary Planning Document

Flood Risk in Selby District:
A guide for the application of the
Sequential Test

Consultation Draft

2014

SUPPLEMENTARY PLANNING DOCUMENT
Flood Risk in Selby District:
A guide for the application of the Sequential Test

November 2014

1. Introduction

- 1.1 This Supplementary Planning Document has been prepared to provide local guidance to developers, applicants and Local Planning Authority officers on the application of the National Planning Policy Framework (NPPF) in Selby District. It aims to promote transparency and consistency in the approach Selby District Council will take to applying the NPPF Flood Risk Sequential Test.
- 1.2 The SPD has been prepared by SDC in conjunction with the Environment Agency and Internal Drainage Boards, and is consistent with national policy, applied in local circumstances based on available evidence and an up-to-date Local Plan.
- 1.3 The NPPF directs development to flood zone 1 (land considered at 'low probability' of flooding from either rivers or the sea), and away from flood zones 2 and 3 (land considered at higher probability of flooding from either rivers or the sea).
- 1.4 In accordance with the NPPF, the Council has previously correctly applied the Sequential Test across the whole District (apart from applications within Selby Town Conservation Area), as there does not exist a Level 2 Strategic Flood Risk Assessment (SFRA) for the whole District¹. The Selby District Local Plan 2005 did not establish any particular quantity of development in each settlement, and therefore there was no justification for limiting search areas to settlement area. However, as large parts of Selby Town are located in flood zone 3, and as there is sufficient land available in Flood Zone 1 elsewhere in the District, this whole district approach is limiting growth in Selby Town.
- 1.5 However, the adopted Core Strategy defines a clear settlement hierarchy, allocating a quantum of development in each of the settlement layers rather than across the District as a whole. It sets out that Selby Town should be the focus of most new development, and sets out a quantum in Policy SP5. Accordingly, the Council has now reviewed its position on the Sequential Test in light of the new policy basis, and establishes in this guidance an up to date approach to applying the Sequential Test consistent with the up-to-date Local Plan.
- 1.6 This guidance is not intended to be a single source of information for all flood risk related issues. Instead it simply establishes the Council's approach to the

¹ The SFRA is a document which informs councils of the nature of flood risk within their administrative areas and aids the decision making process when determining planning applications. The Level 1 SFRA is a broad overview of flood risk, and Level 2 SFRA is a detailed assessment.

Sequential Test when dealing with planning applications - and as a basis for assessing new sites through the Sites and Policies Plan (SAPP) in due course.

2. Context

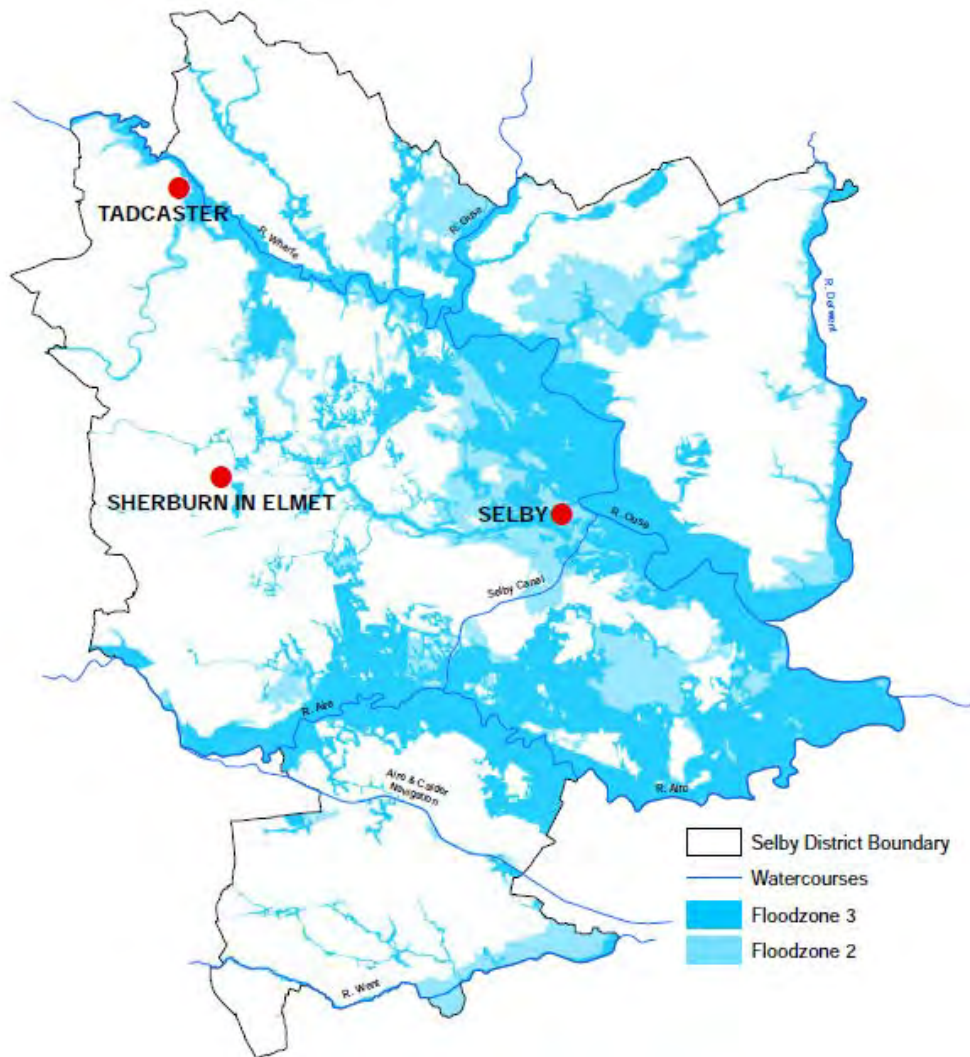
National Planning Policy Framework

- 2.1 Paragraph 101 of the National Planning Policy Framework (NPPF) addresses flood risk as follows:

101. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

Local Characteristics

- 2.2 There is a SFRA Level 1 for the whole of the District and an SFRA Level 2 for Selby Town area. These provide the flood risk context for the District.
- 2.3 Selby District is primarily a rural area, with a dispersed settlement pattern of market towns, villages and hamlets interspersed with open arable landscapes of high quality farmland. The District is mostly low lying, comprising parts of the Humberhead Levels, and a series of drainage basins and associated washlands. The Rivers Ouse, Wharfe, Aire and Derwent cross the district and are fed by numerous drainage ditches. As a result, Selby District contains significant areas of Flood Zones 2 and 3 which would in isolation restrict development and growth.
- 2.4 The District is covered by a number of Internal Drainage Boards (IDBs). The IDBs' primary role is to manage water levels and reduce the risk from flooding within their districts. Much of IDBs' work involves the maintenance and improvement of watercourses and related infrastructure such as pumping stations, weirs, sluices, culverts and embankments within their drainage districts.
- 2.5 Historically key settlements have tended to be developed by rivers. That means that, despite the extent of areas at risk of flooding in the District (flood zones 2 and 3), some settlements – Selby Town in particular – possess existing services and facilities, infrastructure, and a population base of sufficient size to justify further growth to both sustain and strengthen the existing community. There is therefore a conflict between the application of the principles of development and flood risk, and other sustainable development principles which need to be balanced.
- 2.6 Map 2 in the Core Strategy (replicated below) shows the broad extent of flood risk in the District. (based on EA Flood Map Data August 2010).



3. Planning Applications in Areas of Flood Risk

- 3.1 When applying for planning permission, it is the responsibility of the applicant to provide the necessary information to allow the Council to apply the Sequential Test. Full national guidance is contained in the NPPF and Planning Practice Guidance. In broad terms, this information will need to demonstrate that there are no other reasonably available (i.e. suitable, developable and deliverable) sites where the development could be located. It is therefore advisable to consider the Sequential Test and the wider requirements in relation to flooding at the earliest opportunity, and pre-application discussions with the Council are encouraged.

Policy Requirements and Up to Date Evidence

- 3.2 The NPPF sets out the broad policy regarding development and flood risk. It states in Paragraph 100:

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk

elsewhere. ¹⁹ *Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:*

- *applying the Sequential Test;*
- *if necessary, applying the Exception Test;*
- *safeguarding land from development that is required for current and future flood management;*
- *using opportunities offered by new development to reduce the causes and impacts of flooding; and*
- *where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.*

¹⁹ *Technical guidance on flood risk published alongside this Framework sets out how this policy should be implemented.*

- 3.3 National guidance was set out in “*PPS25 accompanying guidance: Development and Flood Risk*”. It advised that the geographical area over which to conduct a search of alternative sites should normally be applied to the whole local authority area, but that this can vary depending on local circumstances, also taking into account a development’s catchment. The Council has correctly applied this in the past, but recognises that this guidance has now been replaced by the National Planning Practice Guidance (NPPG).
- 3.4 Selby District Council commissioned a Level 1 Strategic Flood Risk Assessment (SFRA) prepared by Scott Wilson Group plc. which was updated in 2008, principally to inform the Core Strategy. It presents sufficient information to enable the Council to assess the risk of flooding against other sustainability factors in determining at a strategic level where development should take place.
- 3.5 Core Strategy paragraphs 4.17 to 4.41 introduce Policy SP2 “Spatial Development Strategy”, and set out the factors that constitute sustainable development, including the evidence in the Level 1 SFRA. The Core Strategy establishes the settlements that the Council considers to be suitable for targeting growth, having regard to and weighing up all sustainability factors. Those settlements are set out in Policy SP2:

Core Strategy Local Plan Policy SP2 Spatial Development Strategy

A. The location of future development within Selby District will be based on the following principles:

a) The majority of new development will be directed to the towns and more sustainable villages depending on their future role as employment, retail and service centres, the level of local housing need, and particular environmental, flood risk and infrastructure constraints

- **Selby as the Principal Town will be the focus for new housing, employment, retail, commercial, and leisure facilities.**
- **Sherburn in Elmet² and Tadcaster² are designated as Local Service Centres where further housing, employment, retail, commercial and leisure growth will take place appropriate to the size and role of each settlement.**
- **The following Designated Service Villages have some scope for additional residential and small-scale employment growth to support rural sustainability and in the case of Barlby/Osgodby, Brayton and Thorpe Willoughby to complement growth in Selby.**

Appleton Roebuck	Hambleton
Barlby/Osgodby¹	Hemingbrough
Brayton	Kellington
Byram/Brotherton^{1, 2}	Monk Fryston/Hillam^{1, 2}
Carlton	North Duffield
Cawood	Riccall
Church Fenton	South Milford²
Eggborough/Whitley^{1, 2}	Thorpe Willoughby
Escrick 2	Ulleskelf

Notes:

1 Villages with close links and shared facilities

2 These settlements are to varying degrees constrained by Green Belt. It will be for any Green Belt review, undertaken in accordance with Policy CPXX (SP3), to determine whether land may be removed from the Green Belt for development purposes.

...

3.6 Core Strategy Policy SP5 sets out the housing target to be delivered in the District, including setting out a specific quantum for each tier of the hierarchy, as follows:

(Rounded Figures)	%	Minimum require't 16 yrs total 2011-2027	dpa	Existing PPs 31.03.11 ¹	New Allocations needed (dw)	% of new allocations
Selby ²	51	3700	230	1150	2500	47
Sherburn	11	790	50	70	700	13
Tadcaster	7	500	30	140	360	7
Designated Service Villages	29	2000	130	290	1780	33
Secondary Villages ³	2	170	10	170	-	-
Total⁴	100	7200⁵	450⁶	1820	5340	100

3.7 Clearly, between Policy SP2 and SP5, the Core Strategy establishes a mechanism for development in Selby Town (and the other settlements) that in some cases cannot necessarily be accommodated on sites in Flood Zone 1. However, as flood risk has been factored in to both the settlement hierarchy and in establishing the respective housing targets by balancing relative merits, this approach has been found to be Sound.

3.8 This does not mean that the Sequential Test does not need to be applied, but instead it can be refined. It is now appropriate to establish guidance for developers and Development Management Officers in the practical application of the Sequential Test to address this issue.

a) Defining new Sequential Test areas of search for housing development

3.9 The local circumstances and the catchment areas are established in the Core Strategy Policies SP2 and SP5, as set out above. The Council therefore proposes the following limits to sequential tests for the purposes of land allocations, and windfall planning applications:

Location of housing development proposal	Proposed limit of sequential search
Selby as the Principal Town (defined in the Core Strategy as the Selby Urban Area)	Within Development Limits of Selby Urban Area as defined in SP5
Sherburn in Elmet as a Local Service Centre (LSC)	Within Development Limits of Sherburn in Elmet
Tadcaster as a Local Service Centre (LSC)	Within Development Limits of Tadcaster
Designated Service Villages	Within Development Limits of any DSV
Secondary Villages and Open	District-wide

- 3.10 Where the sequential test does not deliver sites in areas of lower flood risk within these search areas, the Exception Test may need to be applied, as set out in Paragraph 102 of the NPPF:

If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and*
- *a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

Both elements of the test will have to be passed for development to be allocated or permitted.

- 3.11 In all cases, proposals will still be subject to other policies in the Local Plan.

b) Defining new Sequential Test areas of search for land uses other than housing

- 3.12 Clearly, housing is not the only land use affected by flood risk. A similar approach is set out to define the relevant search area for non-housing development. National guidance sets out that not all development types need to be subject to the Sequential Test. For more detail see the NPPF and NPPG as it is not necessary to repeat that guidance here.

- 3.13 Where the sequential test does not deliver sites in areas of lower flood risk within these search areas, the Exception Test may need to be applied (see NPPF and NPPG).

- 3.14 In all cases, proposals will still be subject to other policies in the Local Plan.

Employment land

- 3.15 Core Strategy Policy SP13, supported by Core Strategy Figure 12, set out the broad quantum of employment land needed in the District in the Plan Period. It distributes the land requirements between the three towns, and a smaller amount for the remaining rural areas:

Figure 12 Indicative Employment Land Distribution

Location	Hectares
Selby and Hinterland	22-27
Tadcaster	5-10
Sherburn in Elmet	5-10
Rural areas (including Eggborough and A19 corridor)	5
TOTAL	37-52

3.16 For employment development up to the upper limit of the targets in Figure 12, the sequential search may be confined to the settlements listed therein.

3.17 However, once these targets are met, as demonstrated by the Council's Annual Monitoring Report (AMR), additional employment development proposed beyond these targets will be subject to a District-wide search area. The approach is set out in the table below:

Location of employment development proposal	Proposed limit of sequential search
Selby as the Principal Town, and its hinterland (defined in the Core Strategy as the Selby Urban Area)	Within the Selby Urban Area as defined in SP5
	Up to 27 hectares of total development in the plan period, then broaden the search to District-wide
Sherburn in Elmet as a Local Service Centre	Within Development Limits of Sherburn in Elmet, Established Employment Areas and allocated sites
	Up to 10 hectares of total development in the plan period, then broaden the search to District-wide
Tadcaster as a Local Service Centre	Within Development Limits of Tadcaster, Established Employment Areas and allocated sites
	Up to 10 hectares of total development in the plan period, then broaden the search to District-wide
Elsewhere	District-wide

Retail/Town Centre uses

3.18 The Core Strategy seeks to protect existing town centres and provide for the expansion and diversification of town centre uses within the established retail hierarchy (Core Strategy Policy SP14).

3.19 To meet this objective, for retail or other town centre proposals within Selby Urban Area, Sherburn in Elmet and Tadcaster, or the 18 DSVs, the flood risk sequential search will be restricted to the same settlement Development Limits. Note: this is only the flood risk sequential test area, and proposals will still have to meet other policy tests.

- 3.20 Where the sequential test does not deliver sites in areas of lower flood risk within these search areas, the Exception Test may be applied (see NPPF and NPPG).

Other land uses

- 3.21 In all other development types, the developer may negotiate with the Council to establish a suitable area of search for the purposes of the Sequential Test. The Council's default position will be that the whole of the District should be used, unless the applicant can supply compelling evidence to justify an alternative area.

4 Dealing with Sites with multiple flood zones

- 4.1 A Sequential Test will not be required where
- only a small part of the site lies within Flood Zone 2 or 3 and will not be used for hard development (e.g. only used for soft landscaping); or
 - the proposed development will create fewer than 10 dwellings (including flats) or less than 1000 square metres commercial floorspace and only the access lies within Flood Zone 2 or 3 (although a Flood Risk Assessment covering the issue of Access and Egress will still be required).
- 4.2 In all cases, the layout of the development, informed by a site specific Flood Risk Assessment, should minimise flood risk. This means that the proposed development should consider the land uses *within* the site by;
- wherever possible resisting development in high risk areas,
 - limiting development of high risk areas to only those uses with low vulnerability,
 - locating (highly) vulnerable development in the lowest risk areas,
 - limiting development of high risk areas to soft landscaping as part of a flood management and storage scheme.
- 4.3 A sequential test may still be required where the site specific flood risk assessment, informed by the Strategic Flood Risk Assessment, indicates a larger area of flooding than shown by the Environment Agency Maps.

5. Definitions of Reasonably available alternative sites

- 5.1 The Council considers that 'reasonably available alternative sites' are those that meet the functional requirements of the proposed development, at a lower flood risk level. Reasonably available means those sites that are deliverable and developable in accordance with para 47, footnotes 11 and 12 of the NPPF which state:

11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be

implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

12 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

- 5.2 As such, the Council would expect applicants to consider sites that are capable of accommodating the proposed use or equivalent mix of uses, unless they would result in significant additional development costs (e.g. infrastructure) that would render the development unviable (and provided they are not contrary to other planning policies). The Council would point out that the potential cost of insurance/flood damage for future users/occupiers of the proposed development needs to be considered in order to put those additional costs in to perspective, and be factored in to any viability appraisal. Viability will be assessed by the District Valuer or other body appointed by the Council at the applicant's expense.
- 5.3 To identify alternative sites, Local Authority assessments/monitoring reports of housing/employment land supply, and other relevant studies may be consulted – for example the Strategic (Housing) Land Availability Assessment. A Market Search should also be undertaken, particularly if no or few reasonably available alternative sites are identified from these documents.
- 5.4 Alternative sites should not be dismissed on the basis that
- they are larger or smaller than the proposed site (as a series of smaller sites accommodating an equivalent quantum may also be considered).
 - they would not generate the same sustainability benefits as the proposed site,
 - they already have planning permission (but where development has not begun or is only partially complete).
 - alternative sites are not within the ownership of the applicant

6 The Exception Test

- 6.1 The NPPF sets out the circumstances and requirements for the Exception Test in paragraph 102, so it is not necessary to repeat them here.

7 Conclusions

- 7.1 The Council considers flood risk a serious constraint to development, but also recognises the broader sustainability issues that must be balanced in order to achieve the most suitable development patterns across the District.
- 7.2 The fine-grained sequential search area as set out above enables the Council to ensure flood risk is managed in the most suitable way. However, the

emphasis is on the developer/applicant to demonstrate that the sequential test has been met.

- 7.3 Only where the Sequential test has been met will the Council consider the application of the Exception Test.

8.0 Further information

- 8.1 For further information, the Council operates The Planning Surgery – your first point of contact for all your planning advice. Please telephone 01757 705101, or make an appointment to see a Planning Officer at

Access Selby,
8-10 Market Cross,
Selby,
North Yorkshire
YO8 4JS

- 8.2 The Council also offers an opportunity for pre-application advice, for which a fee may be charged. For more information, please see our website www.selby.gov.uk

Selby District Council

REPORT

Reference: E/14/38

Public – Item 6



To: The Executive
Date: 6 November 2014
Status: Non-Key Decision
Report Published: 29 October 2014
Author: Zander Zambas – Assistant Policy Officer
Executive Member: Councillor Gillian Ivey
Lead Officer: Jonathan Lund

Title: Anti-social behaviour policy

Summary:

The *Anti-social Behaviour, Crime and Policing Act 2014* brought new powers to tackle anti-social behaviour into force on 20th October 2014. In 2012, the council adopted informal officer guidance to bring our anti-social behaviour service in line with best practice. The policy team have revised the internal guidance in light of the new legislation, and propose that the document be formally adopted as policy. Where this policy differs from the guidance, the majority of changes are driven by the new legislation. Those remaining changes have been to restructure and rewrite some sections to improve accessibility and clarity.

Recommendations:

- i. To adopt and approve the updated anti-social behaviour policy
- ii. To sign up to the implementation of the community trigger agreed with our partner organisations and outlined in this report and policy
- iii. To note that a new set of anti-social behaviour procedures are currently being devised in conjunction with the community safety partnership

Reasons for recommendation

The executive is asked to approve the policy in order to bring the council's anti-social behaviour service in line with new legislation. The local implementation plan for the community trigger has been widely consulted on and would bring major benefits in the form of joined-up working with partner organisations.

1. Introduction and background

- 1.1. The *Anti-social Behaviour, Crime and Policing Act 2014* consolidates various pieces of legislation on anti-social behaviour. It received royal assent on the 13th March 2014, and most of the powers related to anti-social behaviour came into force on the 20th October 2014 (the exception is the injunction, which is expected to commence from January 2015).
- 1.2. The Act replaces nineteen powers to tackle anti-social behaviour with six new powers. It also introduces the community trigger – a new duty that requires councils, police and other stakeholders in community safety partnerships to review cases of anti-social behaviour which have not been dealt with. Another provision is the community remedy, which does not have direct implications on the council, but is discussed in this report.

2. The Report

Summary of changes to the law

- 2.1. Figure 1 shows the six new powers brought in by the new legislation, and the powers that have been replaced or superseded by them.

Previous powers				New powers
Anti-social behaviour order (ASBO)	Drinking Banning Order	Individual Support Order	Anti-social Behaviour Injunction	Injunction
Criminal anti-social behaviour order (CrASBO)	Criminal Drinking Banning Order	Intervention Order		Criminal Behaviour Order
Litter Clearing Notice	Street Litter Control Notice	Defacement Removal Notice		Community Protection Notice
Designated Public Place Order	Gating Order	Dog Control Order		Public Spaces Protection Order
Premises Closure Order	Crack House Closure Order	Noisy Premises Closure Order	Section 161 Closure Order	Closure of Premises
Section 30 Dispersal Order	Section 27 Direction to leave			Dispersal Powers

Figure 1 - Replacement of legal powers

- 2.2. These new powers may be used by various stakeholders. The following list gives a brief overview of what the powers may be used for, and whether the council can use them. The council's ability to use a power does not entail sole responsibility for its application.

<i>Injunction</i>	The council may apply for an injunction to stop or prevent individuals from engaging in anti-social behaviour.
<i>Criminal Behaviour Order</i>	The council may request this from the Crown Prosecution Service, to tackle the most persistent anti-social individuals who are also engaged in criminal behaviour.
<i>Community Protection Notice</i>	Council officers can use this to stop anti-social behaviour from spoiling quality of life in a particular locality. This can be an individual, organisation or business.
<i>Public Spaces Protection Order</i>	The council may apply for this after consultation with the police and the Police and Crime Commissioner. It stops individuals or groups committing anti-social behaviour in a particular place.
<i>Closure of Premises</i>	The council may use this power to quickly close premises which are being used to commit nuisance or disorder.
<i>Dispersal Powers</i>	Only the police may use these powers, which directs a person committing or likely to commit anti-social behaviour, crime or disorder to leave an area for up to 48 hours.

Local Partnership Working

- 2.3. The government made it clear that there was to be no statutory guidance on the implementation of the new powers, so local groups needed make decisions on implementation.
- 2.4. Key stakeholders across North Yorkshire formed a development group to create a strategy for managing the changes.
- 2.5. The development group has issued guidance for practitioners and frontline staff (referenced as a background document to this report), and organised a training day in each local authority area. Selby district hosted a local awareness day on the 18th September 2014.
- 2.6. Multi-agency partnerships called local delivery teams are being established in each area to act as the main contacts for organisations to go to for help, advice, case referrals and possibly funding for interventions.
- 2.7. This policy reflects the decisions made within the development group, and so represents extensive consultation with communities and close collaboration with partner organisations. The policy itself has been written with input and comments from some of the key members of this group, including Colin Moreton (community safety partnership officer), Gillian Marshall (solicitor to the council), Drew Fussey (development manager) and Sarah Thomson (community support team supervisor), among others.

Community Trigger

- 2.8. The community trigger is a mechanism for victims of persistent anti-social behaviour to request that relevant bodies undertake a case review.

- 2.9. A case review may be triggered by the victim if they have reported at least three separate anti-social behaviour incidents to the council, the police, or their housing provider within a period of six months and are dissatisfied with how the case has been handled. A case review for multiple victims can be triggered by a community group or third party (e.g. an MP) on their behalf with the victims' consent.
- 2.10. Although the victim may only trigger a case review if they are dissatisfied, the community trigger is not a complaints process, but rather an opportunity for better collaborative working between relevant authorities. It is expected that the majority of anti-social behaviour cases will be dealt with effectively within our service.
- 2.11. A case review would entail all the parties sharing information in relation to the case, discussing what action has previously been taken, and collectively deciding whether further action can be taken. If it is identified that more could have been done to solve the victim's issue then a new action plan will be put in place with agency support for the victim.
- 2.12. The community trigger process has been a major output of the development group described above, creating a shared procedure across North Yorkshire.

Community Remedy

- 2.13. The community remedy is a list of actions devised by a local policing authority. A victim of low-level anti-social behaviour may be able to choose an action from this list, which must then be carried out by the perpetrator.
- 2.14. Actions for these out-of-court punishments are to be determined locally, and may include meeting the victim or writing to them to apologise, signing an acceptable behaviour contract, participating in structured activities organised by the Police and Crime Commissioner, up to ten hours of unpaid community service and other such reparations and punishments.

3. Legal/Financial Controls and other Policy matters

Legal Issues

- 3.1. Adopting the updated policy meets the legal obligations of the *Anti-social Behaviour, Crime and Policing Act 2014*.
- 3.2. The nature of the policy requires that the council gives due regard to the *Equality Act 2010* – an equality, diversity and community impact screening has been carried out to this effect.
- 3.3. As a provider of social housing, we are required to publish policies and procedures related to anti-social behaviour to meet the obligations of the *Housing Act 1996* as amended.

Financial Issues

- 3.4. The community trigger imposes a new duty to review cases, creating an extra resource pressure. This will provisionally be absorbed by the budgets of the

relevant service areas, subject to review if services come under significant extra pressure. It is difficult to estimate the number and complexity of cases reviewed under new legislation.

Impact Assessment

- 3.5. The anti-social behaviour policy could have significant impacts on groups which share protected characteristics as defined by the *Equality Act 2010*, and careful consideration has been given so as not to disproportionately affect any minority groups.
- 3.6. In particular, we have considered the impact upon vulnerable witnesses and victims of anti-social behaviour, and vulnerable perpetrators.
- 3.7. The policy addresses hate crime and hate incidents, which are targeted at groups which share protected characteristics. It also deals with our approach to domestic abuse, with significant implications on gender equality. Finally, disability groups may be affected by the anti-social behaviour service, both as victims and as perpetrators of anti-social behaviour.
- 3.8. An equality, diversity and community impact screening has been completed, which identifies these key issues to vulnerable groups. The screening is referenced as a background document kept with project files.
- 3.9. The screening shows that the development group has considered the risks to vulnerable groups, including vulnerable perpetrators. The policy makes specific commitments in the service to mitigate these.

4. Conclusion

- 4.1. The new legislation and its impacts on our anti-social behaviour service have been thoroughly examined. A policy has been developed and frontline officers have been trained in order that we are ready to implement the new powers and tools specified in the *Anti-social Behaviour, Crime and Policing Act 2014*.
- 4.2. Approval of this anti-social behaviour policy would enable us to take early action on changes to the law and realises benefits in the form of joined-up working with partner organisations.

5. Background Documents

- 5.1. Equality, diversity and community impact screening
- 5.2. Powers and Tools: Suggested guidance for the *Anti-social Behaviour, Crime and Policing Act 2014* in North Yorkshire (September 2014) <https://veratip.files.wordpress.com/2014/10/final-asb-guide.pdf>

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Appendices: Appendix A – Anti-social behaviour policy

Access Selby

A new approach to public service

SELBY

DISTRICT COUNCIL

Moving forward with purpose

Anti-social Behaviour Policy

A new approach to public service



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1. Introduction

Selby District Council believes that its residents have a right to live without fear of anti-social behaviour. We will do our best to support victims of anti-social behaviour, and make sure that we have the procedures in place to prevent future incidents.

Anti-social behaviour can be especially distressing if it is persistent and on-going. We are committed to challenging perpetrators to prevent further damage to communities, and also to ensure the behaviour does not escalate into more serious criminal activities.

Across the district, our aim is to:

- make it easy to report anti-social behaviour
- deliver an efficient and effective anti-social behaviour service
- minimise incidents and reoccurrence of anti-social behaviour
- put victims and witnesses at the heart of the service
- use the powers we have to protect the vulnerable residents of the district
- work in partnership with local agencies
- ensure that suitable support and advice is available
- help more people and communities to help themselves
- deal with issues at the first contact where appropriate
- support sustainable lettings by factoring in anti-social behaviour issues when individuals apply for housing through our shared allocations scheme

2. What is anti-social behaviour?

We take a broad view of anti-social behaviour. Legally, it is defined as behaviour which causes, or is likely to cause, harassment, alarm or distress. A lot of behaviours which are described as anti-social are also crimes, such as graffiti, vandalism, hate crime and domestic abuse. However, anti-social behaviour is not necessarily criminal. It may be the cumulative effect of an individual's actions which cause a nuisance to another individual or to the community in which they live – for example, a person who persistently plays loud music at night. Authorities have a range of civil powers to help prevent anti-social behaviour, and we are committed to combatting the damage caused to communities by anti-social behaviour by appropriately using the range of powers available to us.

Some types of behaviour considered anti-social:

- excessive noise, particularly if it happens at unreasonable times of day
- drinking or drug use which leads people to be rowdy and cause trouble
- large groups hanging about in the street (but only if they are causing, or are likely to cause, alarm and distress)
- urinating in the street
- littering, vandalism or graffiti
- racial or other abuse, including hate crime and mate crime
- untidy or neglected gardens/land
- nuisance from vehicles (such as repairing vehicles and parking issues)
- rubbish dumping and misuse of communal areas

3. The policy context and statutory framework

The policy is intended to address anti-social behaviour across the district, whether personal, nuisance or environmental, wherever it occurs. There is a wide range of legislation to consider both in our role as a local authority dealing with anti-social behaviour, as well as in the management of social housing across the district, which will be considered during case management and the enforcement process.

This policy takes into account the most recent changes in legislation, the Anti-social Behaviour, Crime and Policing Act 2014. It also reflects guidance notes and best practice as outlined in a government White Paper, Putting Victims First – more effective responses to anti-social behaviour (May 2012). Additionally, we have signed the Chartered Institute of Housing's 'Respect: ASB Charter for Housing', making a public commitment to delivering high quality anti-social behaviour services.

The document called Putting Victims First set out the government's agenda for anti-social behaviour. Specifically, the government wants to:

- assist local agencies to focus on victims in their response to anti-social behaviour
- support people and communities to establish what is and isn't acceptable locally
- support people and communities to hold local agencies to account
- ensure that professionals have the powers they need to tackle anti-social behaviour
- focus on long term solutions by addressing the issues that drive anti-social behaviour

In signing up for the 'Respect: ASB Charter for Housing', we commit to:

1. Demonstrating leadership and strategic commitment
2. Providing an accessible and accountable service
3. Taking swift action to protect communities
4. Adopting a supportive approach to working with victims and witnesses
5. Encouraging individual and community responsibility
6. Having a clear focus on prevention and early intervention
7. Ensuring a value for money approach is embedded in the service

As landlords, our own tenancy agreements and those of registered providers (social landlords or housing associations) with stock in our district, have additional requirements relating to tenants' behaviour and that of their household members and visitors. These will be set out in individual tenancy agreements. These are in addition to the rights and responsibilities of all residents in the district with regard to anti-social behaviour.

4. Partnership working

We recognise that in order to deal with anti-social behaviour effectively we cannot work alone. Close partnership working arrangements are necessary if long term sustainable solutions are to be achieved. Sections 5 and 6 of the Crime and Disorder Act 1998 (as amended) require the 'responsible authorities' which comprise community safety partnerships (CSPs) to work together and with other agencies to develop and implement strategies to reduce crime, anti-social behaviour and re-offending.

Community safety partnerships are made up of partners such as the police, local authority, fire and rescue authority, probation service and health authority. Registered providers are co-operating bodies in our local CSP. Section 115(2)(da) of the Crime and Disorder Act 1984 allows registered providers to exchange information where disclosure is relevant to the purpose of any provision of the Crime and Disorder Act. This means all social landlords are now entitled to receive disclosure of information about anti-social behaviour caused by their residents or around their properties from the police or the local authority. All social landlords are, therefore, able to ask the police for information such as:

- Details of cautions or convictions for an individual
- Drug warrants executed
- Police call out logs to a specific address

There are regular meetings where members of our staff engage with a number of key agencies to discuss mutual problems in their respective areas, agree action plans to deal with cases, and monitor progress. The meetings not only look at ways of dealing with anti-social behaviour using enforcement, but also consider what support can be given to victims and also perpetrators to help them change their behaviour where possible.

The agencies that attend these meetings regularly are:

- Selby District Council
- North Yorkshire Police
- social care
- registered providers

When necessary we may request the help of other specialist agencies to deal with specific cases, e.g. concerning drug, alcohol, mental health issues. However, it must also be recognised that there are some cases where a certain level of tolerance is required due to the particular situation or individuals involved, and that not all cases will be suitable to proceed to formal action.

As well as these monthly meetings, staff will organise and attend case conferences with other agencies to discuss wide-ranging solutions.

5. Our approach to dealing with anti-social behaviour

Prevention is always better than a cure, and one of the most important areas of our anti-social behaviour programme is working with our partners to prevent anti-social behaviour from happening in the first place. It is also important to break cycles of repetitive anti-social behaviour to prevent it re-occurring in future.

Our community officers work throughout the district, and the team has responsibility for responding to initial problems and complaints of anti-social behaviour from all our residents, whatever type of housing they live in. The majority of anti-social behaviour complaints will be able to be resolved effectively with minimal, low-level intervention. Some cases will also involve partnership working with other agencies in the district, and a number of regular meetings take place to ensure that this happens. However, where more formal action is required because there has been more serious and/or persistent anti-social behaviour then cases will be referred to our enforcement team.

Some cases are easier to address than others and may need only support with problem solving, or require a gentle reminder that certain behaviour is unacceptable. In other more complex cases a multi-agency approach may be required to look at changing the way a perpetrator behaves and giving support to those affected by the behaviour.

Cases may be referred to our enforcement team at any time where this is appropriate and proportionate. We have a corporate enforcement policy, which sets out our method of enforcing on a range of issues, including where we have a tenancy agreement with a perpetrator of anti-social behaviour. Our corporate enforcement policy states that:

“Access Selby adopts a ‘firm but fair’ approach to ensuring the District operates smoothly, and we will carry out all of our enforcement duties, including formal enforcement action in a fair, equitable and consistent manner.”

[...]

“Enforcement action should not be a last resort but a proportionate response to [anti-social behaviour] which will stop problems.”

Some of the low-level intervention tools we make use of are detailed below.

Home visits

Home visits can be a useful tool for raising awareness of a particular problem, or discussing how it might be possible to resolve it. We may carry out a visit ourselves, and in some cases it may be more appropriate for a partnership organisation to do so.

Warning letters

Warning letters may be issued requiring a change of behaviour. If the person receiving the warning also has a tenancy agreement with or our partner, we will highlight if they are in breach of it.

Mediation service

Mediation can often help sort out problems in the early stages, and prevent a situation escalating. We refer cases to North Yorkshire Mediation Service, part of our Community Safety Partnership. They offer a confidential and impartial service to help resolve disputes between neighbours.

Counselling

Positive support of this type can be a powerful way of addressing the root causes of anti-social behaviour, particularly in complex cases involving alcohol and substance abuse.

Supported housing

Our staff can make referrals for ‘floating support’ where appropriate, which is a service enabling vulnerable adults to be independent and stay in their home. Local agencies can provide tailored one-to-one support to individuals who need it for a fixed period of time.

Diversionsary activities

We use diversionsary activities to engage young people in positive activities and create networks of affirmative peer groups. The council and our relevant partner organisations deliver a range of diversionsary activities and events for young people in the district.

Acceptable behaviour contracts

This well established tool has been successfully used to tackle the early signs of anti-social behaviour, especially with young people. An acceptable behaviour contract is a written agreement between the council (and other agencies) and a perpetrator of anti-social behaviour. Good parenting contracts may also be used separately, or as part of an acceptable behaviour contract. These can either encourage parents to support the behaviour change, or directly address problem behaviour if parents are part of the anti-social behaviour issue. For children under 10 years old, a variant called a good promises agreement may be used instead.

Family intervention projects

Family intervention projects – also called intensive family support projects – combine intensive support and enforcement for perpetrators of anti-social behaviour and their families. They help to address the root causes of behaviour and offer incentives to change. Family intervention projects are part of the Developing Stronger Families programme delivered by North Yorkshire County Council.

Exclusions from our housing allocations scheme

In extreme cases North Yorkshire Home Choice, the housing allocations scheme, allows individuals to be excluded from accessing social housing. This will only happen if they are known to have a serious history of anti-social behaviour or have previously been responsible for a breach of tenancy which would have led to a possession order being granted.

Environmental improvements

We will also work to address environmental issues that have an impact on some anti-social behaviour problems, such as poor lighting. Residents have opportunities to work with us to identify areas where improvements are needed, for example through our quarterly Estate Walkabouts, and through their local Community Engagement Forum.

Powers available to landlords

There are a range of low-level interventions and preventative powers available to us as landlords, as well as to other landlords in the district. For our tenants, these are set out in the tenancy agreements.

6. Formal tools for dealing with anti-social behaviour

There are six formal tools to deal with anti-social behaviour, introduced by the Anti-social Behaviour, Crime and Policing Act 2014.

Injunctions

The new injunction for anti-social behaviour is much easier and quicker to obtain than previous tools. It allows authorities to prohibit certain actions, as well as outline a range of support options to change behaviour. Breaching an injunction would lead to civil sanctions.

Injunctions can be used to tackle anti-social behaviour committed by anyone over the age of 10, and different rules and sanctions apply to different age groups. Injunctions are granted by the county court for adults, and the youth court for 10–17 year olds. Breach of

an injunction by a 10–13 year old could be dealt with by imposition of a curfew or mandatory supervision, as well as a range of positive behavioural change activities. 14–17 year olds may also be detained in custody for up to three months. Adults could face up to two years in prison.

Criminal Behaviour Orders

These are available on conviction for any criminal offence. It carries stronger penalties than the injunction and includes support for offender to change their behaviour.

Dispersal Powers

Police officers are able to direct an individual away from a specified place and confiscate related items if the individual is engaging in anti-social behaviour.

Community Protection Notices

These are notices which impose requirements upon an individual or organisation in order to tackle a particular problem that negatively affects a community. If a problem is persistent and other methods of changing behaviour have been ineffective, a community protection notice may be issued. It could address problems such as an individual who persistently allows their dog to foul in public spaces, a group of friends who regularly get drunk and make noise, a takeaway which allows its customers to drop litter and make noise outside or skateboarders who use inappropriate places.

Public Spaces Protection Orders

These orders specifically deal with anti-social behaviour in a public place, and apply restrictions on how that space can be used. This includes designating alcohol-free areas in public, and restricting access to alleyways where anti-social behaviour is known to be commonplace.

Closure of Premises

The police and the council have the authority to temporarily close any property if there is a public nuisance or disorder. After a closure notice, no-one but the owner and normal resident would be allowed to enter the property. This makes it an effective tool against nightclubs which are the source of trouble in a community, or in residential areas where negotiation has failed to resolve issues around house parties. It may be used in more serious cases as well, such as premises used for drug dealing.

7. Community trigger (case review)

The community trigger is a mechanism for victims of persistent anti-social behaviour to request that relevant bodies undertake a case review.

A case review is triggered by the victim if they have reported at least three separate anti-social behaviour incidents to the council, the police, or their housing provider within a period of six months. The trigger must be applied for within six months of the report of anti-social behaviour, and each report must have been made within one month of the incident of anti-social behaviour.

It may be that victims only trigger a case review if they are dissatisfied; however, the community trigger is not a complaints process but rather an opportunity for better collaborative working between relevant authorities. It is expected that the majority of anti-social behaviour cases will be dealt with effectively within our service. We do have a separate complaints procedure, and we anticipate that our partners and relevant authorities do as well.

A case review would entail the relevant bodies sharing information in relation to the case, discussing what action has previously been taken, and collectively deciding whether any further action could be taken. If it is identified that more could have been done to solve the victim's issue then a new action plan will be put in place with agency support for the victim.

The trigger is intended to engage the most vulnerable people in our society, who may not normally contact the authorities or report incidents of anti-social behaviour. To encourage this, we nominate a role within the council to act as a single point of contact for a case review taking place as a result of the community trigger.

When the community trigger is activated, all the relevant case history must be gathered and a review panel assembled. In most circumstances this panel will be made up of representatives from each of the partner organisations, and may also include the youth offending team where appropriate.

The review panel consider the actions taken so far by each organisation as part of the case, and determine the adequacy of these actions. The panel may decide that inadequate action was taken, and recommend that further action be taken to resolve the case. The victim will be informed of any recommendations made, which will include timescales and individuals or organisations responsible for further action. The outcome of a meeting may also include recommendations about service provision more generally, so that identified gaps in the anti-social behaviour casework or the community trigger can be resolved and bridged.

Victims who activate the trigger can appeal if a case review is not undertaken. If a review is undertaken they may also appeal the decision and recommendations of the case review panel. Applicants wishing to appeal must first make an informal appeal to the panel itself, to see if a local solution can be agreed.

8. Support for complainants and witnesses

We recognise the importance of people who complain about anti-social behaviour; in many cases without their help action could not be taken. Therefore we make a commitment to support them whether they are victims or witnesses.

Good communication

We will ensure that all complaints are dealt with promptly, and that complainants are kept informed of what action can or cannot be taken, as well as any outcomes from legal proceedings.

Our community officers are proactive in offering advice and support throughout the development of a case, and there is always an officer available to help during office hours. If there is an emergency out of office hours, complainants should always contact the police.

Reducing risk

We will carry out a risk assessment if there is a risk to the victim or complainant of further harassment. There are a number of things we can do to keep victims safe, including:

- fit emergency alarms
- make properties more secure (we have an out of hours service for this)
- prioritising enforcement action against perpetrators who breach a court order
- arrange a temporary or permanent move
- in very rare circumstances our housing options team can help secure a move out of the area

9. Dealing with hate crime

“Hate crime is a crime where the perpetrator’s hostility or prejudice against an identifiable group of people is a factor in determining who is victimised”

(Community Safety Partnership Strategy)

We consider hate crime to be very serious anti-social behaviour. Hate crime targets people and property because of difference – whether it is race, religion, age, disability, sexual orientation or gender and gender identity. Hate crime will not be tolerated and all cases will be dealt with as a priority.

Where a hate crime or incident is reported to us, we will contact the complainant the same day to discuss the incident, and will investigate it thoroughly. All complainants and witnesses will be supported throughout the investigation and will be dealt with in a supportive, sensitive way.

Vulnerable and disabled people in particular may also be the victim of so-called “mate crime”, where the victim may consider the perpetrators to be their friends. Such cases are often complex and our multi-party agencies will take a joint and considered approach.

10. Dealing with domestic abuse

Domestic violence has been defined as:

“Any violent or abusive behaviour – whether physical, sexual, psychological, emotional, verbal or financial – which is used by one adult to control and dominate another with whom they have or have had a personal or family relationship regardless of gender”

(Selby District Domestic Violence Forum)

Domestic abuse occurs across our society regardless of age, gender, sexual orientation, race or ethnic origin. When an incident of domestic abuse is reported to us, we will ensure wherever possible that the complainant is contacted the same day to agree an action plan. We will then ensure that an investigation is carried out and a resolution discussed.

We will work with our multi-agency partners to provide additional support. All complainants and witnesses will be supported throughout the investigation and will be dealt with in a supportive, sensitive way. Most importantly, any action taken will always be discussed with the complainant first.

We are an active member of the Multi Agency Risk Assessment Conferences (MARACs) that are held monthly, to help those at high risk of harm. We attend these meetings with a number of agencies including the police to prevent harm and to also bring about successful outcomes to cases, which may involve the prosecution of offenders.

11. Data protection and information sharing

Our treatment of personal data will comply with the requirements of the Data Protection Act 1998. Any personal information will only be shared as permitted by law.

A number of joint procedures and protocols have been developed with our partners in North Yorkshire including the police, social care, probation and prison services, North Yorkshire County Council, Craven, Richmondshire, Hambleton and Ryedale District Councils, and Scarborough and Harrogate Borough Councils. The procedures cover the following:

- Arrangements to provide suitable accommodation to young people leaving care
- Assessment of housing needs of homeless 16 and 17 year olds
- Families with children who are intentionally homeless or ineligible for assistance
- Safeguarding vulnerable adults
- Safeguarding children
- People with mental health, drug and alcohol problems
- Ex-offenders
- Ex-forces personnel
- North Yorkshire Data Sharing Protocol

12. Rehabilitation of vulnerable perpetrators of anti-social behaviour

In some cases, the conduct of perpetrators can be a consequence of drug/alcohol misuse, mental health or disability issues.

In these cases it may be appropriate to deal with the nuisance by offering support, which can often lead to a modification in behaviour and therefore an end to any further anti-social behaviour. People affected by these issues are all too often vulnerable themselves, and experience has shown that they can also be victims of anti-social behaviour. Where these issues arise we will always try to look at both rehabilitation and enforcement measures.

In less serious cases a lot of work can be undertaken with perpetrators and their families to modify their behaviour. This may involve mediation, working with support agencies and attending training courses. Officers will often arrange a multi-agency case conference to engage a number of support agencies. This can have a very positive effect upon behaviour and can result in legal action being avoided.

13. Protection of staff

Unfortunately, council staff investigating complaints of anti-social behaviour may from time to time be threatened, abused or physically harmed in the course of their duties.

Such threats against staff are criminal acts which will be reported to the police in addition to enforcement action that we take directly against the perpetrator. Anyone who attacks or abuses a member of staff, or threatens to, can expect action to follow; such behaviour is totally unacceptable.

14. Training for staff

All staff dealing with anti-social behaviour issues will receive guidance and training to make sure that they are fully aware of their responsibilities and have the necessary skills to carry them out.

15. Monitoring

With partners, we will monitor reports of anti-social behaviour and satisfaction with the way anti-social behaviour cases are dealt with. We will also monitor to ensure that complainants feel they are kept informed of progress.

We will also publish specific information relating to the new community trigger including data on how often the trigger is used and the outcomes achieved.

16. Review of our policy and procedures

This document will be subject to regular review every five years in partnership with other local agencies. However, in addition, new legislation or case law may also have an impact upon our work requiring an additional interim update or review.

Selby District Council

REPORT

Reference: E/14/39

Public – Item 7



To: The Executive
Date: 6 November 2014
Status: Key Decision
Report Published: 29 October 2014
Author: Eileen Scothern
Executive Member: Councillor C Lunn – Executive Lead for Finance and Resources
Lead Officer: Karen Iveson

Title: Fees and Charges

Summary:

The report considers four services and proposes new charges, uplift above the RPI and a reduction in fees as part of the corporate open for business initiative. It is estimated through implementing the recommendations in this report the Council can recover an additional £50,000 for services delivered.

Recommendations:

- i. To agree the proposed fees and charges for Legal as set out in Appendix A
- ii. To agree the proposed fees and charges for Commercial waste as set out in Appendix B
- iii. To agree the introduction of charges for Mobile Caravan licences as set out in Appendix C
- iv. To agree the introduction of charges for Street Naming and Numbering as set out in Appendix D

Reasons for recommendation

The Executive is asked to agree the recommendation to enable the setting of fees for 2015/16 in line with the Medium Term Financial Strategy protocol and to recover costs incurred in delivering discretionary services.

1. Introduction and background

- 1.1 On an annual basis officers review the fees and charges in line with the Medium Term Financial Strategy (MTFS). The MTFS provides the strategic and states that in determining fees and charges we will also explore opportunities to introduce discretionary charges as a means of generating additional income to the Council to recover the costs of service delivery.
- 1.2 Officers have identified four areas where there are proposed new charges or the increase is higher/lower than RPI they are Legal; Commercial Waste; Mobile Caravan Licences and Street Naming and Numbering.

2. The Report

- 2.1 Officers have reviewed the legal and commercial waste charges and recommending introducing two new charging schemes to allow the Council to recover of costs in delivering services.

2.2 Legal

- 2.2.1 A review of the Legal Charges was conducted in 2012 and the fee income increased from £13,000 to £20,000, a further review has been undertaken and the proposed new schedule of charges is attached at Appendix A.
- 2.2.2 The schedule shows certain property transactions where a fixed charge is applied and suggests an hourly rate for work outside those fixed fees and for prosecutions work. New fixed fees are proposed for Letters of Postponement and Mortgage Redemptions in Right to Buy cases and for residential and commercial leases and garage licences.
- 2.2.3 In respect of s106 work, the number of these agreements has increased markedly since adoption of the Core Strategy and Affordable Housing SPD. The existing two tier fee structure (with and without affordable housing) is no longer appropriate and a fee structure which reflects the complexity of the agreement as a whole is required. The suggested new fees, whilst lower in most cases, reflect full cost recovery with an increase in fees suggested for those Agreements which are the most complex, often involving overage clauses as well as affordable housing and other contributions.
- 2.2.4 The proposed new Schedule of rates is projecting an additional income of £6,000 per annum.

2.3 Commercial Waste

- 2.3.1 The increase for 2014/2015 was an average of 11% ranging from 7% to 15%, this year the business has grown due primarily to our competitive edge and a targeted marketing exercise that is planned to continue.

- 2.3.2 The annual calculation process has been updated to reflect increases in disposal and collection costs and after comparison with the competition a variable price increase is proposed albeit at a slightly reduced level than last year which reflects competitor pricing. The proposed increase is an average of 10% ranging from 2.5% to 15% that result in a competitive edge for all price bands against our main competitor.
- 2.3.3 The proposed new Schedule of rates is attached in Appendix B and an additional receipt of £27,000 is projected for 2015/16.

2.4 Mobile Caravan Licences

- 2.4.1 All local authorities now have the ability to grant caravan site licenses under The Caravan Sites and Control of Development Act for sites that have valid planning permission for a caravan site without any conditions restrict the usage of the site. Currently there are only two Caravan Sites that fall within the definition of the Mobile Homes Act.
- 2.4.2 SDC has been working with City of York, Craven and Ryedale council to agree a common fees and charges schedule see Appendix C). Due to small numbers of caravan sites in the district, the projected income (£600) is small but will enable the Council to recover its costs.

2.5 Street Naming and Numbering (SNN)

- 2.5.1 A power to charge for SNN is conferred in the 2003 Local Government Act no charge can be made for the statutory part of SNN such as the naming and numbering of new builds and new streets but we are allowed to recover the administration charges for providing the service.
- 2.5.2 Access Selby currently do not charge for property address enquiries/renaming of a house and confirmation requests from Solicitors etc that is used to map out developments to allocate housing numbers/names and register properties to keep the LLPG (Local Land and Property Gazetteer) database inline with Royal Mail's system (PAF) and the VOA (Valuation Office) records.
- 2.5.3 Our neighbouring authorities' recovery their costs and following a benchmarking exercise, officers are proposing a schedule of rates (See Appendix D) which based on historic information will enable Council to recover around £17,000 per annum.

3. Legal/Financial Controls and other Policy matters

Legal Issues

- 3.1 Where new charges are being recommended references have been made to the powers to charge in the main report.

Financial Issues

- 3.2.1 The projected income is based on previous year's trends and does not include any uplift in demand due to an improving economy. There is a potential of a reduction in commercial waste clients, however our proposed rates are based on full cost recovery and are lower than the private sector providers.
- 3.2.2 The proposed charges will contribute to the Council's Saving Plan targets for maximising current income streams.

Impact Assessment

- 3.3.1 The impacts of the decision are
- Increase of income to the Council of £50,600 for 2015/16
 - Decrease in legal charges for S106 agreements due to streamlining the process and addressing the concerns of small developers and self-builders.
- 3.3.2 The proposed changes have been subject to Equality, Diversity and Community impact screening and a detailed assessment on the legal charges.

4. Conclusion

- 4.1 The proposed schedules of rates have been benchmarked against the private sector and local authorities on a full recovery basis and are recommended for approval.

5. Background Documents

- *Selby District Council Medium Term Financial Strategy.*
http://www.selby.gov.uk/upload/Selby_District_Council_MTF5_v2_301111.pdf

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Appendices:

Appendix A Proposed Legal Fees and Charges 2015/16

Appendix B Proposed Commercial Waste Charges

Appendix C Proposed Mobile Caravan Licences Schedule of Rates

Appendix D Proposed Street Naming and Numbering Charges

Appendix A Proposed Legal Fees and Charges 2015/16

		Charge 2012/13 (£)	Charge 2013/14 (£)	Proposed Charge 2015/16 (£)	Comments
PROPERTY - Residential ("R"), Commercial ("C")					
RTB charges work (Straight forward i.e. removal of a charge)	R	50	200	100	
Letter of Postponement	R	-	-	100	
Repayment of SDC mortgage	R	-	-	100	
Copy Documents (Transfer/Lease/Agreement etc)	R & C	25	25.65	25 and 10p per page over 50 pages	
Restrictive Covenant Consent	R & C	53	100	100	
New Lease	R & C	-	-	500 - 1000*	*Depending on complexity
Garage Licence	R & C			25	
Sale Agreement	R & C	1000	1026	1000	
Sale of Land (up to £15,000)	R & C	500	750	500 - 1000*	*Depending on complexity
Deed of Release/Variation	R & C	500	750	100 - 300*	*Depending on complexity
Licence to Assign	R & C	350	500	500	
Licence to Underlet	C	350	500	500	
Licence to Occupy/sitting out/grazing etc	C	350	500	350	
Underlease	C	500	750	500 - 1000*	*Depending on complexity
SECTION 106 AGREEMENTS					
Small scale development (9 or less dwellings)*		500-700	1000	500	*SDC will always produce the first draft through IKEN
Large scale development (10 or more dwellings)*		1000 - 1500	1500	1000 – max 3000	*contact SDC for a quote
Unilateral Undertaking based on SDC Model Template (for 3 or less dwellings)		500	750	150	Currently we don't have a template but HHW to put one together
Unilateral Undertaking drafted by Developer (for 3 or less dwellings)		-	-	250	
Deed of Variation		500	750	150 – 500*	*Depending on complexity
OTHER LEGAL WORK					
Hourly rate for work not included above			75	75	On the basis we are implementing a tie recording system from 30/09/14
**Please note that the Council reserves the right to review any fee estimate should the matter become unduly protracted and/or complicated.					

Appendix B

Commercial waste Charges 2015 / 2016

Standard Contracts - Refuse Charges

Bin	Price per Lift 14-15	Price per Lift 15-16	% Increase	Competitor Charge*
60	1.78	2.00	12%	3.32
120	3.40	3.83	13%	n/a
140	3.40	3.83	13%	n/a
240	5.47	6.15	12%	8.57
360	7.14	8.21	15%	10.15
660	10.25	11.28	10%	13.72
1100	17.09	17.52	3%	18.01
1280	21.34	21.87	2%	n/a

Standard Contracts - Recycling Charges

(profit does not include income from sale of recyclates)

Bin	Price per Lift 14-15	Price per Lift 15-16	% Increase	Competitor Charge*
55	1.09	1.12	3%	n/a
120	1.84	1.89	3%	n/a
140	1.84	1.89	3%	n/a
240	2.89	2.96	2%	0.00
360	3.99	4.09	3%	n/a
660	5.59	5.73	3%	n/a
1100	9.29	9.52	2%	n/a
1280	10.74	11.01	3%	n/a

Chargeable Domestic - Refuse Charges

Bin	Price per Lift 14-15	Price per Lift 15-16	% Increase	Competitor Charge*
60	1.18	1.33	13%	n/a
120	1.78	2.00	12%	n/a
140	1.78	2.00	12%	n/a
240	2.96	3.33	13%	n/a
360	3.77	4.34	15%	n/a
660	5.80	6.38	10%	n/a
1100	9.63	9.87	2%	n/a
1280	10.67	10.94	3%	n/a

Chargeable Domestic - Recycling Charges

(profit does not include income from sale of recyclates)

Bin	Price per Lift 14-15	Price per Lift 15-16	% Increase	Competitor Charge*
55	0.68	0.70	3%	n/a
120	1.27	1.30	2%	n/a
140	1.27	1.30	2%	n/a
240	1.86	1.91	3%	n/a
360	2.34	2.40	3%	n/a
660	3.87	3.97	3%	n/a
1100	6.49	6.65	2%	n/a
1280	7.49	7.68	3%	n/a

* Competitor prices provided for comparable service only

Appendix C Proposed Mobile Caravan Licences Schedule of Rates

No of Pitches	New Park Homes Licence Fee	Transfer or standard amendment fee.	Site expansion amendment fee	Annual Licence Fee	Deposit of site rules fee
1-5	£216	£63	£108	£120 (only for sites with 4-5 pitches)	£40
6-24	£239	£63	£108	£141	£40
25-99	£262	£63	£108	£162	£40
100 -199	£285	£63	£108	£183	£40
200+	£308	£63	£108	£204	£40

Appendix D Proposed Street Naming and Numbering Charges

	Adding or changing the name of an existing house	Proof of official address	Registration of small developments	Larger sized developments	Additional plots
Craven	£77.00 per property	Info not available	£77.00 per property	£77.00 per property	£77.00 per plot
Hambleton	£35.00 per property	No information available	£73.00 per property	£500.00 for 10 properties or more	£26.00 per plot
Harrogate	£31.20 per property	£31.20 per property	£73.00 per property	£187.20 for 10 properties or more	£31.20 per plot
Richmondshire	£35.00 per property	Info not available	£73.00 per property	£500.00 for 10 properties or more	£26.00 per plot
Ryedale	£30.00 per property	No information available	£70.00 per property	£180.00 for 10 properties or more	£30.00 per plot
Scarborough	£25.00 per property	£20.00 per property	£65.00 per property	£170.00 for 10 properties or more	£20.00 per plot
Proposed Selby Charge	£30.00 per property	£30.00 per property	10 or less properties £50.00 per property	for 11 + properties £300.00 plus additional plot fee	£25.00 per plot

Selby District Council

REPORT

Reference: E/14/40

Public – Item 8



To: The Executive
Date: 6 November 2014
Status: Key Decision
Report Published: 29 October 2014
Author: Jodie Taylor – Lead Officer Finance
Executive Member: Councillor C Lunn – Lead Member for Finance & Resources
Lead Officer: Karen Iveson – Executive Director (s151)

Title: Financial Results and Budget Exceptions Report to 30 September 2014

Summary:

At the end of quarter 2, the full year forecast for the General Fund shows an estimated surplus of £184k (£147k Core & £37k Access Selby) and the HRA an estimated surplus of £170k (£65k Core & £105k Access Selby). Access Selby General Fund Savings are £137k short of target for the year and this has been reflected in the year end position. Both Core General Fund and HRA savings targets have been achieved for the year. Capital programme on the HRA is progressing well with minimal slippage expected for the year. There are a number of delays within the General Fund Capital programme which may result in the requirement for budgets to be carried forward for projects to be finished in future financial years. A new refurbishment scheme at Tadcaster Bus Station is proposed. The scheme would be overseen by North Yorkshire County Council at a total cost of £51k - with NYCC funding £26k and Selby District Council funding £25k from the savings on the Central Area Car Park project.

Recommendations:

- i. **The Board endorse the actions of officers and note the contents of the report.**
- ii. **Savings from Tadcaster central area car park capital programme be used to fund refurbishment of Tadcaster bus station to a value of £25k.**

Reasons for recommendation

To ensure that budget exceptions are brought to the attention of the Executive with explanations from officers; in order to approve remedial action if necessary.

1. Introduction and background

- 1.1 At the end of quarter 1 General Fund was forecasting a surplus of £416k (£337k Core & £79k Access Selby). This included £361k within the Core for an NNDR adjustment, with a recommendation for a transfer to the Business Rates Equalisation reserve of the same amount to be reflected in the budget. This adjustment has been reflected in the quarter 2 forecasted year end position. The HRA was forecasting a surplus of £23k as at the end of quarter 1.

2. The Report

Financial Results

- 2.1 **Appendix A** presents the major forecasted variances identified to date for the first half of 2014/15 against approved budgets.

General Fund – Revenue

- 2.2 The full year forecast for the General Fund currently shows an estimated surplus of £184k (£147k Core & £37k Access Selby).

General Fund	Budget £000's	Forecast Full Year Variance £000's
Core	4,669	(147)
Access Selby	6,142	(37)
Communities Selby	199	0
	11,010	(184)

- 2.3 Increased surpluses within the General Fund for the Core include Leisure contract savings (£44k), Homelessness strategy works (£53k) and savings from discretionary rate relief and civic centre NNDR (£83k). The main contributing factors to the change in position within Access Selby General Fund come from savings within Supplies & Services.

Housing Revenue Account

- 2.4 The HRA full year forecasted surplus is £170k (£65k Core & £105k Access Selby).

HRA	Budget £000's	Forecast Full Year Variance £000's
Core	4,231	(65)
Access Selby	7,042	(105)
Communities Selby	0	0
	11,273	(170)

- 2.5 Increased surpluses within the HRA are as a result of increased rental income within the Core (£65k) and savings within premises costs (£34k) and supplies & services (£11k) for Access Selby.

Capital

- 2.6 There are several capital budget exceptions for 2014/15, the details of which are set out in **Appendix B**. There are currently some delays with the capital programme due to strategic reasons for the General Fund in relation to CRM, website and mast relocation. Mobile working is currently under review and it is expected that this project will be put back to 2016/17. Portholme Road Culvert is also experiencing delays due to procurement and liaison with the Environment Agency and it is not yet known if this will be completed within the 2014/15 financial year.
- 2.7 Tadcaster bus station is in need of refurbishment and the Council has been approached by North Yorkshire County Council to undertake a scheme in partnership. The area where the buses park, is badly rutted as the result of water ingress from previous rising river levels, causing health & safety issues. It is estimated that these works will cost approximately £51k - £26k of this will be funded by NYCC and it is proposed that SDC fund the remaining £25k from the capital programme savings on Tadcaster central area car park. It is proposed that the existing stone sets are lifted and re-laid on a resin material which will not be as susceptible to flood damage. The resin cannot be laid in cold weather and therefore it is proposed that this work commence as soon as possible in the spring of 2015. Subject to approval North Yorkshire County Council will oversee the scheme.
- 2.8 HRA capital programme is progressing well with just over half the programme completed to date, minimal slippage expected for the year.

Savings

- 2.9 **Appendix C** presents an update on progress against the Council's savings action plan for the General Fund and HRA.
- 2.10 There is a £137k shortfall against the Access Selby General Fund target which has been reflected in the year end position. Targets for the year have been achieved for Core General Fund and HRA.

3. Legal/Financial Controls and other Policy matters

Legal Issues

- 3.1 There are no legal issues as a result of this report.

Financial Issues

- 3.2 The shortfall against the Access Selby General Fund savings target has reduced the forecasted yearend trading position, however due to in year and one off savings as well as salary savings from frozen and vacant posts, Access Selby is still forecasting a surplus for the year within the General Fund.
- 3.3 The delays within the Capital programme are likely to result in the need for budgets to be carried forward into future years to progress the projects. This will have an impact on the profile of savings resulting from the project and this has been reflected in the latest savings plan.

Impact Assessment

- 3.4 There is no impact to service users in relation to the delay of General Fund capital program projects. The delays will not impact current service provision, the aim is to improve the service going forward.

4. Conclusion

- 4.1 Overall the financial results show good performance to date and a positive forecasted year end position despite the shortfall against Access Selby General Fund savings target. Delays within the capital programme are for strategic reasons and areas that officers can control are progressing well.
- 4.2 The proposed refurbishment scheme at Tadcaster Bus Station is to be overseen by North Yorkshire County Council and can be funded from savings on the Central Area Car Park project.

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Appendices:

- Appendix A – General Fund and Housing Revenue Account Revenue budget exceptions
- Appendix B – General Fund and Housing Revenue Account Capital Programme
- Appendix C – General Fund and Housing Revenue Account Savings

BUDGET EXCEPTIONS REPORT

April 2014 - September 2014

Core

General Fund Income

Budget Description	Annual Budget £000's	Forecast Variance £000's	One-Off/ On-going	Comments
Customer & Client Receipts	(22)	(11)	On-going	Additional Grant funding relating to Elections.
Investment Income	(250)	90	On-going	With interest rates remaining low, a shortfall in investment income is expected during 14/15.
Contract Adjustments	(92)	(44)	One-Off	Savings from Leisure Contract up to opening of new centre.
Total Variance - General Fund Income		35		

Core

General Fund Expenditure

Budget Description	Annual Budget £000's	Forecast Variance £000's	One-Off/ On-going	Comments
Employees	1,324	(34)	On-going	Savings have been generated in Democratic Services (£30k) through frozen posts. A small saving has been generated on pension backfunding payments by paying in one lump sum for the year (£4k).
Supplies & Services	386	(46)	On-going	Forecast saving resulting from budgeted contribution to Access Selby for Homeless Strategy works. It is anticipated that this budget won't be required in '14/1 5 (£53k), this is offset by Corporate Management costs for Subscriptions and Postage £6k.
Savings	0	(83)	One-Off	Savings from discretionary rate relief and Civic centre NNDR
Drainage Board Levy	1,563	(19)	On-going	Lower than anticipated increase in IDB charges.
Total Variance - General Fund Expenditure		(182)		
Total Variance - Operating (Surplus)/deficit		(147)		

**Access Selby
General Fund Income**

Budget Description	Annual Budget £000's	Forecast Variance £000's	One-Off/ On-going	Comments
Government Grants	(18,038)	(28)	On-going	Reduction in Supporting People Grant of £32k, which is off set by an increase in private payers income within Customer & Client Receipts (£31K). Extra grant relating to Discretionary Housing payments (£60k) - please refer to 'Benefit payments' below
Customer & Client Receipts	(3,709)	(37)	On-going	Land charges based on current trend will exceed target by (£22k), Lifeline private payer income (£31k), sale of Wheelie Bins (£5k) and Recycling income (£7k) offset by car park fines £7k due to the new enforcement arrangements, Industrial Units due to occupancy £18k and Property Management Rents £4k.
Total Variance - General Fund Income		(65)		

**Access Selby
General Fund Expenditure**

Budget Description	Annual Budget £000's	Forecast Variance £000's	One-Off/ On-going	Comments
Employees	5,626	(85)	On-going	Saving relates to vacant and frozen posts across Access Selby.
Supplies & Services	6,172	(84)	On-going	Savings on Private Sector Housing (£9k), Night Stop (£5k), Industrial Unit Partner fees (£27k), Lifeline lease costs (£40k) and Trade waste (£15k) offset by Land Charge Search Fees £5k.
Benefit Payments	17,228	66	On-going	Increased demand for Discretionary Housing payments support under welfare reform. The majority of this is funded by extra grant funding.
Savings	(264)	137	One-Off	Shortfall against savings target.
Total Variance - General Fund Expenditure		34		
Total Variance - Operating (Surplus)/deficit		(31)		

**Core
Housing Revenue Account Income**

Budget Description	Annual Budget £000's	Forecast Variance £000's	One-Off/ On-going	Comments
Housing Rents	(12,283)	(65)	On-going	Current forecasts suggest rents will exceed the budgeted estimate. To date 10 properties have been sold and if this trend continues it will impact on rent levels.
Total Variance - Core HRA Income		(65)		

**Access Selby
Housing Revenue Account Income**

Budget Description	Annual Budget £000's	Forecast Variance £000's	One-Off/ On-going	Comments
Customer & Client Receipts	(107)	(17)	On-going	Hostel occupancy levels are higher than anticipated.
Recharges	(44)	(28)	On-going	Work normally done by subcontractors is being completed by in-house staff, the costs of which can then be recharged to the capital programme.
Total Variance - HRA Income		(45)		

**Access Selby
Housing Revenue Account Expenditure**

Budget Description	Annual Budget £000's	Forecast Variance £000's	One-Off/ On-going	Comments
Premises	813	(34)	One-Off	Savings currently anticipated on footpath maintenance as this is responsive work therefore spent when needed and potential savings on solid fuel servicing (unless there are failures), Communal & Pumping Station Electricity and asbestos surveying.
Supplies & Services	1,109	(11)	One-Off	Savings are expected to be made on tenants forum costs, Gas Heating Consultants and swipe card charges.
Total Variance - HRA Expenditure		(45)		
Total Variance - Operating (Surplus)/deficit		(90)		

2014/15 Selby District Council Capital Programme - To 30 September 2014

General Fund	Annual Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Forecast Variance	Comments
Industrial Units - Road Adoption	24,380	0	595	595	24,380	0	Some maintenance is required before road can be adopted, with a view to completing the project this year.
Tadcaster Central Area Redevelopment	137,200	63,000	62,372	-628	87,200	-50,000	Minor landscaping still to finish off otherwise project complete.
Mast Relocation Project	142,330	0	2,069	2,069	142,330	0	Further options are being considered in regard to the future of the mast and its location.
Portholme Road Culvert	150,000	0	0	0	150,000	0	Meeting taken place with Environment Agency and framework identified to progress, project recommendations and costings expected October.
Lifeline Equipment	180,000	120,000	110,860	-9,140	145,000	-35,000	Implementaion plan is on target to deliver full installation of all new lifelines by October deadline. Confirmation has also been received that there will be no financial penalties in relation to the old lease agreement.
Transactional Website	85,000	0	0	0	85,000	0	Scoping work currently underway. Final costings and timescales currently being firmed up.
Northgate Revs & Bens	10,000	0	0	0	10,000	0	Application patched upgrades for Legislation changes etc. No spend expected till early 2015.
ICT Infrastructure Replacement	35,000	9,000	6,359	-2,641	35,000	0	IT Replacement costs for virtual server, virtual software and storage.
ICT Application Delivery	5,800	5,800	6,534	734	6,534	734	Completion of the ICT application project work rolling out new equipment to all sections.
DIP Upgrade	31,900	4,500	1,500	-3,000	31,900	0	Further updates to DIP are required this year but a saving of £8k will be generated, this has been identified to fund a Legal System.
IDOX Upgrade	10,000	0	0	0	10,000	0	Work required for Uniform compatibility and upgrades
Environmental Health System	58,000	42,000	32,002	-9,998	58,000	0	Work started in May, experiencing delays due to data migration. Expected to be completed within the financial year.
CRM	55,385	0	0	0	55,385	0	Scoping work currently underway. Final costings and timescales currently being firmed up.
Mobile Working Solution	136,000	0	0	0	136,000	0	Project been put back to 2016/17, will require budget carry forward.
Genero Housing System	75,000	0	0	0	75,000	0	Tenders now received. Work due to commence on this project late 2014 early 2015 likely to be carried on into 2015/16.
ICT - Desktop Replacement Programme	17,500	14,000	12,011	-1,989	17,500	0	This is for a continuous cycle of updating desktop equipment.
Asset Management Plan - Leisure & Parks	79,140	0	0	0	79,140	0	For work to Tadcaster Leisure Centre and Selby Park Crazy Golf.
CCTV - Fibre Hub	14,000	4,500	4,541	41	4,541	-9,459	Project now completed.
Abbey Leisure Centre -All Weather Pitch	297,000	0	0	0	297,000	0	In conjunction with the Abbey Leisure Centre rebuild. Increase in budget approved at Executive 3 July on receipt of tenders.
P4G Abbey Leisure Centre Rebuild	2,250,000	2,250,000	2,132,819	-117,181	2,250,000	0	Progression on the rebuild, with completion expected spring 2015.
Private Sector - Home Improvement Loans	30,000	12,500	-16,093	-28,593	30,000	0	To date, 1 has been approved and 5 repayments have been received from previous loans which are recycled in to the scheme. To date more money has been received back than paid out.
Disabled Facilities Grants	367,750	60,000	48,479	-11,521	367,750	0	To date a further 7 grants that were approved last year have been paid (£33k), 4 have been approved & paid from this years budget (14k), a further 13 have been approved totalling £96k
	4,191,385	2,585,300	2,404,049	-181,251	4,097,660	-93,725	

2014/15 Selby District Council Capital Programme - To 30 September 2014

Housing Revenue Account	Annual Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Forecast Variance	
Kitchen Replacements	250,820	32,500	38,983	6,483	250,820	0	Only kitchen work being completed on Airey properties, the main scheme is to be procured to commence November.
Electrical Rewires	264,420	141,100	115,050	-26,050	264,420	0	A large proportion of this has been used for the Airey programme, other work continues on a prioritised basis.
Airey Property Works	1,208,230	1,100,000	1,051,351	-48,649	1,208,230	0	Work is has now been completed on this scheme, now awaiting final invoices.
Central Heating System Replacements	1,147,480	573,740	649,650	75,910	1,147,480	0	Programme of replacements continues. To date approximately 180 boiler or heating systems have been ordered, including fuel switches (see below). Plan to complete 500 replacements (230 Boiler replacements and 270 E7 & Fuel Switches) during the year.
Solid Fuel System Replacements	80,000	0	757	757	80,000	0	Linked to the Central Heating Replacement programme, encountering refusals due to disturbance and in some cases the receipt of free coal by some tenants. These will continue to be looked at in the rolling programme. Less failures than anticipated although these will still need to be replaced in the future.
Roof Replacements	359,000	0	3,560	3,560	359,000	0	Scheme in Tadcaster currently held up by leaseholder tenants (19 of the 70 properties planned), work to be priced with a view to commencing imminently.
Damp Works	300,000	75,000	60,789	-14,211	300,000	0	Work continues to cover more responsive work including some prevention measures (improving ventiation).
External Cyclical Repairs (Painting & Windows)	113,000	0	1,425	1,425	113,000	0	Work has commenced to finish October / November.
External Door Replacements	62,900	31,450	29,624	-1,826	62,900	0	To run alongside the painting programme.
Void Property Repairs	53,500	26,750	21,225	-5,525	53,500	0	This work is responsive to the level of void properties and is dependent on each individual scenario as to the level of work required. The level of void work is being managed both through capital and revenue budgets.
	3,839,350	1,980,540	1,972,414	-8,126	3,839,350	0	
Total Capital Programme	8,030,735	4,565,840	4,376,463	-189,377	7,937,010	-93,725	

Key:

Core Savings Plan

Green: Savings likely to be achieved/low risk

Amber: Tentative savings - further work required/medium risk

Red: Requires a change in Council policy or significant change in service delivery/high risk

Proposed Savings	Status	2014/15	2015/16	2016/17	2017/18	Members' Update
		£	£	£	£	
IT & Transformation Workstream						
WWT - Transformation (Core)	Green	53,060	54,122	55,204	56,308	Completed
Joint CE with NYCC appointed and 1 further FTE reduction	Green	82,000	82,820	83,648	84,484	Completed
Ward Boundary Review	Amber	-	41,430	41,430	41,430	Based on current scheme, to be implemented following the general election in 2015
External Audit Fee	Green	53,370	53,370	53,370	53,370	Completed
Corporate and Democratic Core	Green	7,140	7,283	7,428	7,577	Completed
Internal Audit	Green	13,790	14,066	14,348	14,635	Completed
Car Allowances	Green	2,850	2,850	2,850	2,850	Completed
Total Transformation		212,210	255,941	258,278	260,654	
Commissioning Workstream						
Election Software	Green	4,988	5,087	5,189	5,293	Completed
Audit Partnership	Green	15,918	16,236	16,561	16,892	Completed
Internal Drainage Boards	Green	151,898	154,936	158,035	161,196	Completed
Community Safety	Green	16,236	16,561	16,892	17,230	Completed
External Audit - Audit Fee	Amber	-	14,000	14,000	14,000	On track - subject to consultation
Pay award from 2.5% est to 1% revised	Green	33,150	48,118	48,118	48,118	Completed
Banking tender	Green	-	8,400	8,400	8,400	Go live happened successfully in August, on target
Total Commissioning		222,190	263,338	267,195	271,129	
Income Generation Workstream						
External Grants	Green	12,000	12,000	12,000	12,000	Completed
Use of assets for advertising space	Amber	-	25,000	25,000	25,000	Negotiations ongoing with NYCC about income split in 15/16
Total Income Generation		12,000	37,000	37,000	37,000	
Other Workstream						
Early Retirements - Strain on Pension Fund	Green	98,512	100,482	102,491	104,541	Completed
Civic Centre NNDR	Green	65,996	65,996	65,996	65,996	Completed
Discretionary Business Rate Relief	Green	42,240	42,240	42,240	42,240	Completed
NNDR Base Budget Review - Various small sites	Green	0	14,390	14,390	14,390	Completed
Total Other		206,748	223,108	225,117	227,167	
Total General Fund Savings		653,148	779,387	787,590	795,950	
Savings Target		481,374	941,456	957,756	957,757	
Headroom/Deficit (+/-)	**	171,774 -	162,069 -	170,166 -	161,807	

Access Selby - General Fund Savings

Proposed Savings	Status	2014/15	2015/16	2016/17	2017/18	Update
		£	£	£	£	
IT & Transformation Workstream						
CRM Replacement	Red	-	69,516	69,516	69,516	Project underway, savings profiled to start in 2015/16
Mobile Working	Red	-	-	125,038	142,814	This project has been pushed back, savings expected to start in 2016/17
Spend to save initiatives	Red	12,000	40,800	41,616	42,448	14/15 savings have come from the enhanced planning advice service, which should also achieve £15,300, £15,606 and £15,918 in future years. For the balance of the target opportunities are being investigated for 15/16
Fuel Site	Red	-	1,650	1,650	1,650	Negotiations with NYCC underway, savings expected to be realised in 2015/16
Review of planning advice and consultants	Amber	-	3,750	3,750	3,750	Expected that savings will be made from 2015/16 onwards
Joint Business Support Manager Post	Green	18,288	14,530	14,675	-	On track to achieve savings
Court Cost / Summons Income - Council Tax recovery proceedings	Green	30,000	30,000	30,000	30,000	On track to achieve £30k for this year
Formal amalgamation of District newspaper and County Council publications	Amber	-	3,000	3,000	3,000	Initial discussions to begin with NYCC during autumn
Total Transformation		60,288	163,246	289,245	293,178	
Commissioning Workstream						
Printers	Green	9,406	18,811	18,811	18,811	Completed
Lifeline pendants	Green	-	-	67,576	69,000	Savings on track to be achieved from 2016/17
Postage and Mail	Amber	2,083	5,000	5,000	5,000	Expected savings from new framework available from November 2014
Stationery	Green	500	500	500	500	On track to achieve savings
Supplier Engagement	Amber	13,511	20,000	20,000	20,000	Contracts and Procurement teams in ongoing discussions with suppliers
Reduce Tail end spend	Amber	-	14,500	14,500	14,500	Savings opportunity identified for future years
IT Service Contracts	Amber	-	7,500	7,500	7,500	Savings opportunity identified for future years
Home Improvement Agency contract	Green	5,000	5,000	5,000	5,000	On track to achieve savings
Lexis Nexis Legal Library	Green	5,000	10,000	10,000	10,000	On track to achieve savings
Community Support Vehicle lease	Green	-	3,940	3,940	3,940	On track to achieve savings
Total Commissioning		35,500	85,251	152,827	154,251	
Income Generation Workstream						
Negotiation for share of out performance on Council Tax collection	Amber	3,961	3,961	3,961	3,961	This is the current estimate for 2014/15, updated on a monthly basis
Maximise current income streams	Red	66,000	78,000	80,040	82,120	£34k has already been achieved under this umbrella, and separate income initiatives have been introduced. Further work to be carried out to identify future savings
Recycling Credits	Green	10,000	0	0	0	On track to achieve savings currently, being monitored on a monthly basis because of varying prices and tonnages
Bulky Waste	Amber	2,000	1,500	1,500	2,000	On track to achieve savings currently, being monitored on a monthly basis
Commercial Waste	Amber	16,000	20,000	20,000	20,000	On track to achieve savings currently, being monitored on a monthly basis
Air Quality sampling	Green	1,217	1,217	1,217	1,217	On track to achieve savings
Export health certificates	Green	2,000	2,000	2,000	2,000	On track to achieve savings
Caravan inspection fee	Green	-	2,000	2,000	2,000	Fees are expected to start in 2015/16
Policy changes to introduce new income streams	Red	-	50,000	102,000	104,040	Some projects have been identified in this area (see below), further work being carried out for future years
Street Naming & Numbering	Amber	-	18,000	18,000	18,000	Street naming & numbering will go to the November Executive meeting for consideration as part of the fees and charges report
Registrar Service	Amber	-	14,680	14,680	14,680	Savings expected from 15/16 onwards, licence to be formally agreed
Programme for Growth	Green	6,150	0	0	0	Awaiting outcome of Programme for Growth review for phase 2 - 2015/16 onwards
Car Park Income	Green	20,000	20,000	20,500	20,500	On track to achieve savings currently
Community Support Lifeline Income	Green	-	20,000	20,000	20,000	Completed
Legal Income	Green	13,750	8,750	8,750	8,750	On track to achieve savings from increase in fee-generating work in the legal department
Total Income Generation		141,078	240,108	294,648	299,268	

Proposed Savings	Status	2014/15	2015/16	2016/17	2017/18	Update
		£	£	£	£	
Other						
Vacancy / Secondment savings between appointments	Amber	38,229	38,611	39,383	39,777	On track to achieve savings
Agency Staff	Amber	-	2,500	2,500	2,500	Savings opportunity identified for future years
Private sector housing - enforcement works	Green	-	9,500	9,500	9,500	On track to achieve savings
Private sector house improvement - promotion	Green	-	500	500	500	On track to achieve savings
NY regional strategy officer	Green	-	2,520	2,520	2,520	On track to achieve savings
Community Support Office telephone savings	Green	-	9,600	9,600	9,600	On track to achieve savings
Contracts General Office Expenses	Green	-	360	360	360	On track to achieve savings
Contracts - Officer subsistence general saving	Green	-	200	200	200	On track to achieve savings
Commercial Waste	Green	-	1,160	1,160	1,160	On track to achieve savings
Environmental Health & Housing telephone savings	Green	-	430	430	430	On track to achieve savings
Total Other		38,229	65,381	66,153	66,547	
Total General Fund Savings in Progress		275,095	553,986	802,873	813,244	
Completed (GREEN) General Fund Savings		3,000,156	3,124,855	3,182,394	3,222,781	
Total General Fund Savings		3,275,251	3,678,841	3,985,268	4,036,025	
Savings Target		3,411,816	3,582,719	3,619,388	3,727,970	
Headroom/Deficit (+/-)	** -	136,565	96,122	365,880	308,055	
Green Savings		3,121,466	3,285,873	3,411,633	3,438,769	
Amber Savings		75,784	153,002	153,774	154,668	
Red Savings**		78,000	239,966	419,860	442,588	
Total		3,275,251	3,678,841	3,985,268	4,036,025	

Key:

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

HRA Savings Plan

Proposed Savings	Status	2014/15	2015/16	2016/17	2017/18	Progress
		£	£	£	£	
Review of Property Services unfilled posts	Green	50,000	50,000	50,000	50,000	Completed
Gas Servicing Contract	Green	20,000	20,000	20,000	20,000	Completed
Grassed Areas & Open Spaces base budget review	Green	29,000	29,000	29,000	29,000	Completed
Various Suppliers	Green	22,000	22,000	22,000	22,000	Completed
WTT - Savings	Green	129,591	129,591	129,591	129,591	Completed
2011/12 Pay Award	Green	27,000	27,000	27,000	27,000	Completed
Car Allowances	Green	5,600	5,600	5,600	5,600	Completed
Savings on Audit Fees and early Retirement Charges	Green	40,460	40,460	40,460	40,460	Completed
Ryecare Help-Line Telecom Saving	Green	700	700	700	700	Completed
Consolidation of IT Budgets	Green	23,685	23,685	23,685	23,685	Completed
Electrical Testing - R&M	Green	15,000	15,000	15,000	15,000	Completed
Vehicle Tracking System	Green	500	500	500	500	Completed
Direct Works - Phones	Green	2,000	2,000	2,000	2,000	Completed
Grants Audit Fees	Green	6,000	6,000	6,000	6,000	Completed
Clear Access Footways	Green	2,500	2,500	2,500	2,500	Completed
Footpaths	Green	10,000	10,000	10,000	10,000	Completed
Gutters & Fallpipes	Green	5,000	5,000	5,000	5,000	Completed
Tenants Participation - Housing Reports	Green	450	370	370	370	Completed
Energy Performance Certificates	Green	3,000	3,000	3,000	3,000	Completed
SDC Contract Hire Vehicles	Green	-	18,000	18,000	18,000	On target to achieve savings.
Asbestos Removal	Green	500	500	500	500	On target to achieve savings.
Base budget savings	Green	-	28,460	37,460	37,460	Completed
Total Housing Revenue Account Savings		392,986	439,366	448,366	448,366	
Savings Target		360,000	360,000	360,000	360,000	
Headroom/Deficit (+/-)		** 32,986	79,366	88,366	88,366	
Green Savings		392,986	439,366	448,366	448,366	
Amber Savings		-	-	-	-	
Red Savings**		-	-	-	-	
Total		392,986	439,366	448,366	448,366	

Selby District Council

REPORT

Reference: E/14/41

Public – Item 9



To: The Executive
Date: 6 November 2014
Status: Key Decision
Report Published: 29 October 2014
Author: Jodie Taylor – Lead Officer Finance
Executive Member: Councillor C Lunn – Lead Member for Finance & Resources
Lead Director: Karen Iveson – Executive Director (s151)

Title: Treasury Management – Monitoring Report to 30 September 2014

Summary:

This report reviews the Council's borrowing and investment activity (Treasury Management) for the 6 month period 1 April to 30 September 2014 and presents performance against the Prudential Indicators.

Investments – Money market investment rates continue to remain low in 2014, with interest rates continuing at historically low levels and a rise in bank rate not expected until 2015 at the earliest. As a result, an outturn of £200k is forecasted, which is £90k below budget.

Borrowing – the Council has long term borrowing of £60.3m at 30 September 2014. Interest payments of £2.5m are forecast for 2014/15.

Prudential Indicators – the Council's affordable limits for borrowing were not breached during this period.

Recommendations:

- i. **Councillors endorse the actions of officers on the Council's treasury activities for the period ending 30th September 2014 and approve the report**

Reasons for recommendation

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

1. Introduction and background

- 1.1 This is the second monitoring report for treasury management in 2014/15 and covers the period 1 April to 30 September 2014. During this period the Council complied with its legislative and regulatory requirements.
- 1.2 Treasury management in Local Government is governed by the CIPFA “Code of Practice on Treasury Management in the Public Services” and in this context is the management of the Council’s cash flows, its banking and its capital market transactions, the effective control of the risks associated with those activities and the pursuit of optimum performance consistent with those risks. This Council has adopted the Code and complies with its requirements.
- 1.3 The Council’s Treasury Strategy, including the Annual Investment Strategy and Prudential Indicators was approved by Council on 25 February 2014.
- 1.4 The two key budgets related to the Council’s treasury management activities are the amount of interest earned on investments £290k (£250k General Fund, £40k HRA) and the amount of interest paid on borrowing £2,525k (£112k General Fund, £2,413k HRA).

2. The Report

Interest Rates and Market Conditions

- 2.1 The Bank of England is continuing to maintain interest rates at 0.5% The Councils Treasury Management advisors are currently forecasting a rise in bank rate by March 2015 based on their interest rate forecast update from July 2014. Bank rate is projected to increase slowly and gradually thereafter, reaching 2.00% by March 2017.
- 2.2 Consumer Price Inflation (CPI) started the financial year in April at 1.8% and fell to a five year low at 1.2% in September 2014. The Retail Price Index (RPI) also continued to fall to 2.3% in September from 2.5% in April 2014. Inflation (CPI) is expected to fall further in 2014, possibly as low as 1%.
- 2.3 Table 1 shows recent average interest rates available up to a duration of

12 months and reflects the lack of movement in rates since the start of the year. As bank rate remains low and with no expectation for any increases until 2015 at the earliest, investment rates may not improve for the remainder of 2014.

Table 1: Average Interest Rates 1 April 2014 to 30 September 2014

	April 2014	June 2014	Sept 2014
Base Rate (Bank Rate)	0.50	0.50	0.50
Over Night	0.40	0.40	0.40
7 Days	0.40	0.40	0.40
1 month	0.40	0.40	0.40
3 Months	0.50	0.50	0.50
6 Months	0.60	0.65	0.65
1 Year	0.85	0.95	0.90

- 2.4 The Council's Treasury Advisors, Capita provided a forecast for interest rates for both investments and PWLB borrowing as part of the Treasury Management Strategy. This forecast is regularly monitored and updated. Table 2 shows the forecast included in the Treasury Strategy and Table 3 shows the latest forecast.

Table 2: Forecast for Interest Rates Included in Treasury Strategy

	2014		2015				2016	
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
	%	%	%	%	%	%	%	%
Bank Rate	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
5 Yr PWLB	2.70	2.70	2.80	2.80	2.90	3.00	3.20	3.30
25 Yr PWLB	4.50	4.60	4.60	4.70	4.80	4.90	5.00	5.10
50 yr PWLB	4.50	4.60	4.70	4.80	4.90	5.00	5.10	5.20

- 2.5 As can be seen from Tables 2 and 3 because the bank rate has remained at 0.5% this has had an impact on the forecast for rates both in this financial year and next financial year. However, bank rate is expected to rise slowly and gradually from 2015 onwards.
- 2.6 The forecasts are based on moderate economic recovery and Monetary Policy Committee (MPC) views about inflation looking two years ahead. There is a high level of uncertainty in all forecasts due to the factors involved and their sensitivity to each other. The MPC continue to vote for no change to the levels of quantitative easing in recent meetings and any change in approach is unlikely in the short term.

Table 3: Forecast for Interest Rates September 2014

	2014		2015				2016	
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
	%	%	%	%	%	%	%	%
Bank Rate	0.50	0.50	0.75	0.75	1.00	1.00	1.25	1.25
5 Yr PWLB	2.21	2.70	2.80	2.90	3.00	3.00	3.10	3.20
25 Yr PWLB	3.63	4.10	4.20	4.30	4.40	4.50	4.60	4.70
50 yr PWLB	3.63	4.10	4.20	4.30	4.40	4.50	4.60	4.70

Annual Investment Strategy

2.7 The Annual Investment Strategy outlines the Council's investment priorities which are :

- ✦ Security of Capital and
- ✦ Liquidity of its investments

These priorities are consistent with those recommended by DCLG and CIPFA.

2.8 The Council aims to achieve optimum return on investments commensurate with these priorities. In the current economic climate officers are striving to achieve a balance of investments that will give at least an average of the budgeted level of return of 1.25% whilst minimising the ongoing risks within the banking sector.

2.9 The Council continues to invest in only highly credit rated institutions using the Capita suggested creditworthiness matrices which take information from all the credit ratings agencies. Officers can confirm that the Council has not breached its approved investment limits during the first six months of the year for fixed term deposits (maximum £20m). Appendix A shows an analysis of Investments at 1 April, 30 June and 30 September 2014.

2.10 Interest rates continue to remain low in 2014, which has resulted in returns lower than budgeted for the Council. Deposits have been placed with government backed banks, strong European banks and other local authorities. The current forecast is that the Council will achieve interest income of £200k (£172k allocated to the General Fund; £28k to the Housing Revenue Account), a shortfall of £90k against the budget.

2.11 The average level of funds available for investment during the three months to September was £29.6m, of which £12.4m was invested in fixed term deposits at an average of 1.14% and £17.2m was held in Money Market Funds and instant access deposit accounts at a rate of 0.42%. These funds were available on a temporary basis, and the level of funds available was mainly dependent on the timing of precept

payments, receipt of grants and progress on the capital programme which has increased cash available to invest in the short term. The Council holds approximately £14.0m of core cash balances made up of earmarked reserves and capital receipts set aside to repay debt for investment purposes (i.e. funds available for more than one year).

- 2.12 The Council has a benchmark of its budget target of 1.25% to reflect performance of investments. The overall average rate to September of 0.72% is below benchmark. The forecast is kept under constant review. However, the Council's cash balances remain high which will support the interest earned budget as investment income rates remain low.
- 2.13 The impact of lower than forecast interest rates means the interest earned is less. Investment rates have remained relatively low in early 2014/15 with rates currently on offer averaging between 0.2% up to 0.95% depending on the duration and the institution.
- 2.14 The arrangements for the future investments of the Council to be managed as part of the overall investment pool operated by North Yorkshire County Council (NYCC) have now been finalised. It is anticipated that the Council's cash balances will begin to sweep into the investment pool operated by NYCC from November 2014.

Borrowing

- 2.15 It is a statutory duty for the Council to determine and keep under review its "Affordable Borrowing Limits". The Council's approved Prudential Indicators (affordable limits) were outlined in the Treasury Management Strategy Statement (TMSS). A list of the limits is shown at Appendix B. Officers can confirm that the Prudential Indicators were not breached during the first three months of the year.
- 2.16 The TMSS indicated that there was a requirement to take £600k long term borrowing during 2014/15 to support the budgeted capital programme. The latest capital programme funding forecast 2014/15 to 2016/17 includes a borrowing requirement of £300k for the General Fund and £300k for the Housing Revenue Account to support the Housing Development. However, both the Programme for Growth and Abbey Leisure Centre capital projects have been identified as schemes which may potentially require funding from borrowing. Any borrowing requirement will be confirmed as the project plans are finalised.
- 2.17 The Council approved an Authorised Borrowing Limit of £83.0m (£81m debt and £2m Leases) and an Operational Borrowing Limit of £79.0m (£77m debt and £2m Leases) for 2014/15. The highest total gross amount of debt in the year to 30 September has not been more than £60.3m on any occasion.
- 2.18 The Council overall was in an over borrowed position of £1.4m at 31 March 2014. This means that capital borrowing is currently in excess of

the Council's underlying need to borrow. This position has resulted from the set-aside of sums to repay debt in the future.

3. Legal/Financial Controls and other Policy matters

3.1 Legal Issues

There are no legal issues as a result of this report.

3.2 Financial Issues

There are no financial implications as a result of this report. However, the Executive Director (s151) and Lead Officer - Finance will, with advice from the Council's advisor (Sector Treasury Services) look to maximise opportunities with the Council's investment and borrowing position.

4. Conclusion

- 4.1 The impact of the economy, and the turmoil in the financial markets, continues to have an impact on the Council's investment returns and will continue to do so for some while.

5. Background Documents

Accountancy treasury management files

Contact Details

Jodie Taylor
Lead Officer - Finance
Selby District Council

Appendices:

Appendix A – Analysis of Deposits at 1 April 2014, 30 June and 30 September 2014

Appendix B – Prudential Indicators as at 30 September 2014

Analysis of Deposits At 1 April 2014, 30 June 2014, 30 September 2014

Appendix A

Institution	At 1 April 2014			At 30 June 2014			At 30 September 2014		
	Amount £'000	Maturity	Rate %	Amount £'000	Maturity	Rate %	Amount £'000	Maturity	Rate %
Lloyds	3,000	16-Oct-14	0.98	3,000	16-Oct-14	0.98	3,000	16-Oct-14	0.98
Lloyds	2,000	01-Aug-14	3.20	2,000	01-Aug-14	3.20	2,000	04-Aug-15	0.95
Newcastle City Council	3,000	07-May-15	1.00	3,000	07-May-15	1.00	3,000	07-May-15	1.00
Newcastle City Council	1,000	28-Sep-15	1.00	1,000	28-Sep-15	1.00	1,000	28-Sep-15	1.00
Nat West	1,000	14-Nov-14	0.78	1,000	14-Nov-14	0.78	1,000	14-Nov-14	0.78
Nat West	1,000	01-Oct-14	0.79	1,000	01-Oct-14	0.79	1,000	01-Oct-14	0.79
Salford City Council	1,000	06-Jan-15	0.55	1,000	06-Jan-15	0.55	1,000	06-Jan-15	0.55
Santander							1,000	08-Jan-15	0.63
Handelsbanken	3,000	Call	0.55	3,000	Call	0.40	3,000	Call	0.40
Nat West	2,000	30 Day	0.55	2,000	30 Day	0.55	2,000	30 Day	0.55
Nat West	803	Call	0.50	595	Call	0.50	852	Call	0.50
Barclays				1,000	Call	0.40	1,000	Call	0.40
Money Market Fund - Ignis	5,000	Call	0.38	5,000	Call	0.39	5,000	Call	0.39
Money Market Fund - LGIM	4,250	Call	0.36	3,250	Call	0.38	5,000	Call	0.38
Total Deposits	27,053			26,845			29,852		

Prudential Indicators – As at 30 September 2014

Note	Prudential Indicator	2014/15 Indicator	Quarter 1 Actual
1.	Mid Year Capital Financing Requirement £'000	59,986	59,126
	Gross Borrowing £'000	61,406	61,406
	Investments £'000	15,000	29,852
2.	Net Borrowing £'000	46,726	31,554
3.	Authorised Limit for External Debt £'000	83,000	83,000
4.	Operational Boundary for External Debt £'000	79,000	79,000
5.	Limit of fixed interest rates based on net debt %	100%	100%
5.	Limit of variable interest rates based on net debt %	30%	30%
6.	Principal sums invested for over 364 days		
	1 to 2 Years £'000	20,000	13,000
	2 to 3 Years £'000	15,000	0
	3 to 4 Years £'000	5,000	0
	4 to 5 Years £'000	5,000	0
7.	Maturity Structure of external debt borrowing limits		
	Under 12 Months %	20%	0%
	1 Year to 2 Years %	20%	0%
	2 Years to 5 Years %	50%	1.66%
	5 Years to 10 Years %	50%	10.77%
	10 Years to 15 Years %	50%	0%
	15 Years and above %	90%	87.57%

Notes to the Prudential Indicators

1. Capital Financing Requirement – this is a measure of the Council's underlying need to borrow long term to fund its capital projects.

APPENDIX B

2. Net Borrowing (Gross Borrowing less Investments) – this must not except in the short term exceed the capital financing requirement.
3. Authorised Limit for External Debt – this is the maximum amount of borrowing the Council believes it would need to undertake its functions during the year. It is set above the Operational Limit to accommodate unusual or exceptional cashflow movements.
4. Operational Boundary for External Debt – this is set at the Council’s most likely operation level. Any breaches of this would be reported to Councillor’s immediately.
5. Limit of fixed and variable interest rates on net debt – this is to manage interest rate fluctuations to ensure that the Council does not over expose itself to variable rate debt.
6. Principal Sums Invested for over 364 days – the purpose of these limits is so that the Council contains its exposure to the possibility of loss that might arise as a result of having to seek early repayment or redemption of investments.
7. Maturity Structure of Borrowing Limits – the purpose of this is to ensure that the Council is not required to repay all of its debt in one year. The debt in the 15 years and over category is spread over a range of maturities from 23 years to 50 years.

Selby District Council

REPORT

Reference: E/14/42

Public – Item 10



To: The Executive
Date: October 2014
Status: Non Key Decision
Briefing Published: November 2014
Author: Chris Smith and Caroline Sampson Paver
Executive Member: Councillor Mark Crane
Lead Director: Keith Dawson

Title:

**Access Selby 2nd Interim Key Performance Indicator Progress Report:
April 2014 – September 2014**

Summary:

This report provides details of Access Selby key performance indicators following the 2nd quarter of reporting for the financial year 2014/15, and recommends appropriate action where required.

Recommendations:

It is recommended that the Executive approves the report.

Reasons for recommendation

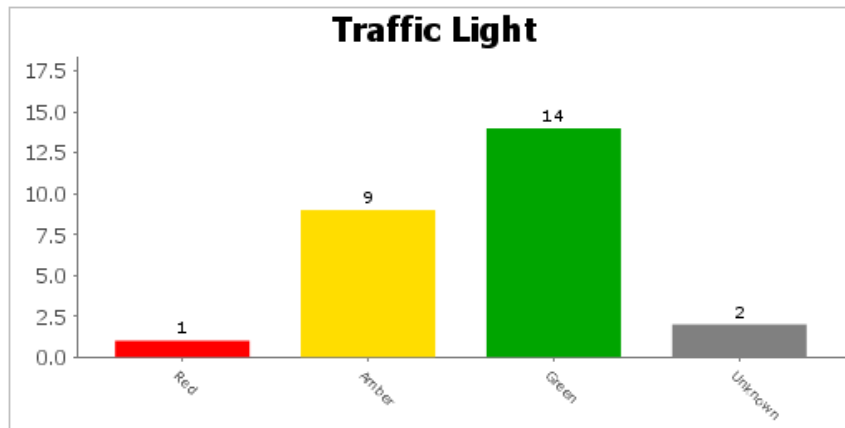
The on-going management of performance and improvement data enables the Council to monitor the level of service delivered by Access Selby, and can assist the Council in achieving its strategic priorities.

1. Introduction and background

- 1.1** Performance indicators for the relevant period together with appropriate commentary from officers are shown at Appendix A.

1.2 Performance updates are reported to the Executive every quarter; this update is the second part of the 2014-2015 dataset, and gives the Quarter 2 year to date results.

2. The Briefing Paper



2.1 Based on the reported data, results have exceeded target on 14 indicators, with 9 indicators at Amber status, 1 indicator at Red status. Significant exceptions are noted below.

2.2 Re-lets are currently under target at 27.3 against a target of 24 days, this is due to longer term voids being brought back into occupation and the challenges of letting properties that have previously been under-occupied.

2.3 Increase in demand on benefits claims and changes has resulted in performance being below target in Quarter 2, this has since been addressed through the deployment of additional resources, and improvements are evident.

2.4 Debt recovery on Council Tax and Rents are below target and performance will be carefully monitored in these areas NNDR recovery has been temporarily impacted upon due to the Council agreeing to payment holidays of instalments for two large companies, which is consistent with the Council's support of businesses in the district.

2.5 Although internal costs have been reduced year on year on non-operational sites it is anticipated that further reductions are unlikely throughout the remainder of the year as some costs incurred cannot be avoided.

- 2.6** Capital programme is currently below target due to a small number of projects that has experienced delay, this is being closely monitored.
- 2.7** The Managing Director of Access Selby reported verbally to the Executive Briefing of the success of two important projects as below. The capital investment scheme of £4 million over three years in council Airey housing stock is nearing completion. The project is within budget and has been well received by tenants, who benefit from aesthetic improvements to their homes as well as well as a range of other benefits including improved energy efficiency.
- 2.8** Capital investment of £130,000 has been made in the installation of 1200 replacement lifeline units, which is close to completion. The scheme makes savings of around £50,000/year from 2016/17 and ensures that vulnerable residents continue to be supported to live independently whilst accessing the appropriate assistance through the lifeline system, and for the Council to provide a quality service that meets increasing demand.
- 2.9** Improvements are evident in the comparison of performance against the same period in 2013-2014 in relation to Urgent and non-urgent repairs have increased alongside customer satisfaction at the Customer Contact Centre.

3. Legal/Financial Controls and other Policy matters

- 3.1** Subject to the actions determined by councillors to address weakness identified, there are no financial implications arising from the contents of this report.
- 3.2** Any actions identified for improvements to performance would need to be properly assessed for financial implications and, if required, approval for any additional funding sought and such issues would be highlighted in the budget exceptions report elsewhere on the agenda.

4. Conclusion

- 4.1** In summary, the Access Selby performance indicators have so far exceeded target on 14 of the 24 performance indicators where data has been presented. Further work on demand and data intelligence is required to ensure we continue to meet the targets set for the remainder of the year.
- 4.2** Mechanisms have been put in place to resolve ongoing performance issues throughout the year. Further work continues on benefit claims and changes processed to ensure a consistent performance leading into the Annual Billing processes alongside performance indicators

connected to debt recovery to ensure we continue to meet target for the remainder of the year.

- 4.3** Additionally, development of performance measures, and other development projects within the SLA need to be kept under regular review, and be afforded the necessary priority in the work plans of Access Selby and The Core, so that targets may be achieved.

5. Background Documents

None

Contact Details

Chris Smith

Lead Officer – Data & Systems Access Selby

Caroline Sampson Paver

Commissioning & Performance Officer, Core Selby

Appendices:

Appendix A –

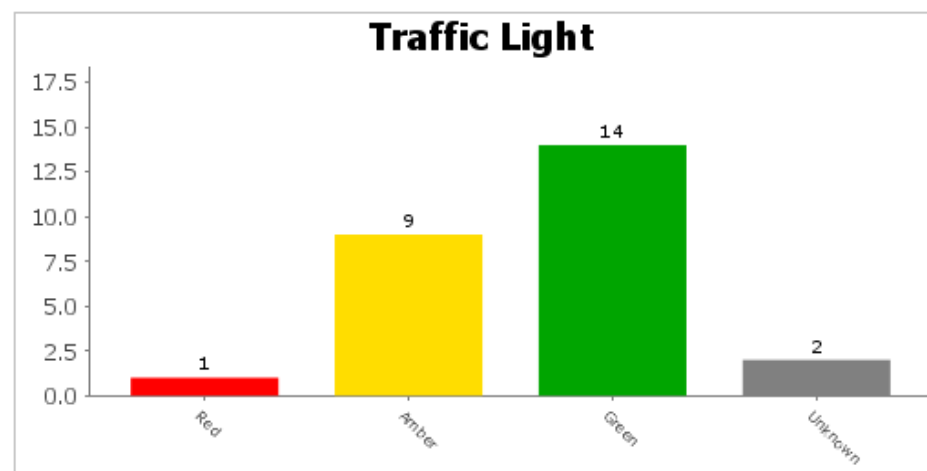
Access Selby 2nd Interim Key Performance Indicator Report: April 2014 – September 2014

Access Selby 2nd Interim Key Performance Indicator Report: April 2014 – September 2014













Report Type: PIs Report
Report Author: Chris Smith
Generated on: 02 October 2014







PI Status		Long Term Trends		Short Term Trends	
	Alert		Improving		Improving
	Warning		No Change		No Change
	OK		Getting Worse		Getting Worse
	Unknown				
	Data Only				









Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Quarter 2 2013-2014 Performance	Latest Note
SLA_001	% of satisfied customers	Aim to Maximise	70.00%	98.81%	↑	↑	✔	98.72%	How are we doing/Moving Forward? A total of 1,317 satisfaction surveys have been completed for the period 1 July 2014 to 30 September 2014 with 1,296 customers satisfied with the service received.
SLA_002	% of contact 'right first time'	Aim to Maximise	90.00%	91.75%	↑	↓	✔	91.78%	How are we doing/Moving Forward? Total of 38,847 contacts were made to the CCC for the period 1 July 2014 to 30 September 2014. A total of 35,643 were dealt with at 1st point of contact.
SLA_003	% satisfied with street cleanliness	Aim to Maximise	80.00%	90.00%	↓	↑	✔	85.00%	How are we doing/Moving Forward? As we no longer carry out formal satisfaction surveys we have developed a method of measuring performance based on targeted complaints and response times. These categories have been weighted and individual targets have been set. September data is not yet available but between July and August performance was as follows: - We have achieved target on 9 out of the 10 service areas YTD which gives us a 'satisfaction' level of 90%.

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Quarter 2 2013-2014 Performance	Latest Note
SLA_004	% satisfied with leisure facilities provided on behalf of the Council	Aim to Maximise	70.00%						<p>How are we doing/Moving Forward?</p> <p>This is an annual target and is measured through an external suit of satisfaction surveys WLCT commission for all their sites and is carried out in March.</p> <p>In the meantime, we report interim results based on monitoring of complaints, which provides some measure of satisfaction until the formal survey results are reported.</p> <p>Complaints</p> <p>January to March just 3 complaints were received by the leisure service. All related to Profiles gym, one regarding classes, one regarding membership fees and one regarding water temperatures in the male showers. All complaints were responded to with the target of 7 days.</p> <p>In total during 2012/13 11 complaints were received in total which is less than the number received during the first quarter of the previous year which is a significant improvement.</p>
SLA_009.1	% or repairs to council-owned properties completed within agreed timescales (EMERGENCY/URGENT REPAIRS combined)	Aim to Maximise	97.00%	99.44%				98.67%	<p>How are we doing/Moving Forward?</p> <p>Target continues to be met and sustained with a performance consistently above 98.00%.</p>
SLA_009.2	% or repairs to council-owned properties completed within agreed timescales (NON-URGENT REPAIRS)	Aim to Maximise	90.00%	99.02%				97.38%	<p>How are we doing/Moving Forward?</p> <p>Target continues to be met and sustained with minimum variance month on month</p>

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Quarter 2 2013-2014 Performance	Latest Note
SLA_010	Average time taken to re-let local authority housing	Aim to Minimise	24 days	27.3 days	↓	↓	⚠	22.5 days	<p>How are we doing/Moving Forward?</p> <p>The number of properties relet in September increased from 26 in August to 34 in September. The average number of days these properties were VOID was 25.3 days. This compares to just 20 properties re-let in September 2013 and an average of 23.8 days. Any increase in turnover impacts on all teams involved in the process as it results in an increase in pre-termination visits; standard void repairs; adverts, allocations, viewings and sign ups.</p> <p>Out of the 34 properties re-let, 13 were sheltered and 21 were general needs. We continue to see a trend in relation to the letting of our general needs properties and the properties that we previously would have allowed to be under-occupied at point of offer are remaining empty for longer following the changes to the CBL policy</p> <p>We continue to work closely with the VOIDS team and are highlighting the properties that we are able to let quickly to them in the weekly meeting. This enables the asset supervisor to prioritise work allowing us to increase the quick wins.</p>
SLA_013	% increase in employees confidence and perception of the organisation	Aim to Maximise	60.00%	?	?	?	?		<p>How are we doing/Moving Forward?</p> <p>Reports Annually in Quarter 3</p>


Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Quarter 2 2013-2014 Performance	Latest Note
SLA_014.1	Inspection of premises in accordance with statutory code of practice (High Risk)	Aim to Maximise	100.00%	100.00%				100.00%	How are we doing/Moving Forward? Inspections of high-risk premises: Food hygiene, health and safety and PPC (environmental permits) . Resources are focussed upon higher & medium risk premises (SLA14.1 & 14.2 respectively) in accord with risk-rating schemes contained in Statutory Codes of Practice thus protecting consumers' public health and supporting businesses. To date 18 completed out of the 18 inspections due, which have fallen within the scope of the indicator. Workload is similar to that reported at this period last year.
SLA_014.2	Inspection of premises in accordance with statutory code of practice (Medium Risk)	Aim to Maximise	100.00%	91.67%				100.00%	How are we doing/Moving Forward? Inspections of medium risk premises: Food hygiene, health and safety and PPC (environmental permits) . Resources are focussed upon higher & medium risk premises in accord with risk-rating schemes contained in Statutory Codes of Practice thus protecting consumers' public health and supporting businesses. To date 88 completed out of the 96 inspections, which have fallen within the scope of the indicator. Minor shortfall is manageable given the small numbers and it is expected that this will have a green status within the next quarter with the short term monthly trend showing a recent improvement in the percentage of inspections undertaken.

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Quarter 2 2013-2014 Performance	Latest Note
SLA_015	% Response to Environmental Health enquiries and complaints	Aim to Maximise	100.00%	100.00%				100.00%	<p>How are we doing/Moving Forward?</p> <p>100% - 19 out of 19 food and safety complaints responded within target to date. Comparing figures for complaints received for the same period last year (31 complaints) shows a 40% drop in the number received. This is a reactive service and so it is difficult to predict future levels of demand on the service. Sub regional target is 95% through North Yorkshire Quality Management System. Environmental Health business area has maintained high performance by continuing the working practices in respect of proactive & reactive work streams and support from community officers in respect of general environmental health enquiries & service requests.</p>
SLA_016	Number of high risk enforcement issues resolved	Aim to Maximise	70.00%	100.00%				100.00%	<p>How are we doing/Moving Forward?</p> <p>High risk enforcement issues are defined as those requiring action due to statutory functions and/or duties placed upon Selby District Council. The enforcement team has achieved a 100 % resolution rate for high risk enforcement cases for the period 01 Jul 2014 – 30 Sep 2014.</p> <p>In addition to active caseloads the Enforcement team have resolved (cases closed 1 Apr – 30 Sep 2014)</p> <ul style="list-style-type: none"> - 176 High Risk Enforcement Cases - 276 Medium/low Risk Enforcement

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Quarter 2 2013-2014 Performance	Latest Note
									<p>Initiatives undertaken by the Enforcement team over the period of 1 Jul - 30 Sep include;</p> <ul style="list-style-type: none"> - 9 Notices issued – 2 tenancy breaches, - 1 abandonment, - 3 planning notices & 1 temporary stop notice served - 5 abandoned vehicles removed & destroyed - 3 fly tipping prosecutions - 4 benefit prosecutions, - 3 cautions issued - 7 retrospective planning applications submitted
SLA_018	% of new benefit claims and changes processed within 5 days upon receipt of complete application	Aim to Maximise	90.00%	89.17%	↓	↓	⚠	93.04%	<p>How are we doing/Moving Forward?</p> <p>As previously reported we had an increase in demand at the end of Quarter 1 therefore in June & July were below target, Access Selby deployed additional resources to ensure performance improved and Quarter 2 has seen us recover the monthly target in a consistent manner from August onwards, with August achieving 92.31% and September 91.44% of claims and changes being processed within 5 working days of all of the information and evidence that we need to process.</p>
SLA_019	% of Council Tax debt recovered	Aim to Maximise	58.00% (profiled)	57.63%	↑	↑	⚠	49.80%	<p>How are we doing/Moving Forward?</p> <p>Council Tax billing and collection performance is slightly below target at present. For the same period in 2012 we were on 58.41% and in 2011 we were on 58.50%. However we believe at this stage that performance will be at target in October.</p>

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Quarter 2 2013-2014 Performance	Latest Note
SLA_020	% of Council Rent debt recovered	Aim to Maximise	94.57% (profiled)	94.50%	↑	↓	⚠	94.74%	How are we doing/Moving Forward? Collection at the end of September is lower than this time last year by 0.24%. There is no obvious reason for this however collection rates will be closely monitored to ensure that the recovery process is efficient and rigorous, progressing to meet the target in future months.
SLA_021	% of applications considered within time under scheme of delegation	Aim to Maximise	80.00%	86.22%	↓	↓	✅	89.97%	How are we doing/Moving Forward? Numbers of applications received remains relatively high with 66 applications received in September 2014 (the average over the last 14 months is 53 apps/month). This is the 9th consecutive month when the numbers of applications received have been above the average.
SLA_023	% of invoices paid on time	Aim to Maximise	95.00%	94.56%	↑	↓	⚠	95.24%	How are we doing/Moving Forward? Performance has improved again slightly through September which has had a positive effect upon the cumulative total. Planned improvements in future authorisation turnaround time will improve overall cumulative performance for the year.
SLA_025	% internal rate of return on commercial assets	Aim to Maximise	7.00%	8.32%	↑	↑	✅	7.00%	How are we doing/Moving Forward? Car parks continue to perform well, there is an increased internal rate of return on industrial units due to a reduced payment to partners as part of the original contract agreement.

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Quarter 2 2013-2014 Performance	Latest Note
SLA_026	Reducing internal costs on non-operational sites	Aim to Minimise	3.00%	-13.99%	↑	↓	🛑	19.96%	How are we doing/Moving Forward? Only non-operational asset is Barlby depot. Costs have been reduced as much as possible but costs such as NNDR and insurance cannot be avoided and also increase on an annual basis meaning it will be difficult to reduce costs going forward unless the building is demolished or taken out of the NNDR ratings list.
SLA_027	% increase in income generation	Aim to Maximise	1.50% (profiled)	3.78%	↑	↑	✅	-1.56%	How are we doing/Moving Forward? Fees & Charges £33k above budget for General Fund and HRA income £47k above profiled budget for Q2. Licencing & Sundry income slightly below Q2 profiled budget at £2.9k & £0.7k respectively.
SLA_029	% Efficiency and productivity improvements	Aim to Maximise	1.25% (profiled)	1.85%	↑	↓	✅	2.80%	How are we doing/Moving Forward? Budget Officers with the assistance of the finance team continue to look for ways to improve processes to achieve savings. This is being done by helping teams better understand their costs and spend to see if any improvements can be made.
SLA_030	% efficiency gain in outsourced services	Aim to Maximise	1.25% (profiled)	1.97%	▬	↓	✅	5.87%	How are we doing/Moving Forward? 1.97% achieved to date and annual target of 2.50% expected to be achieved.
SLA_031	Capital Programme Delivery	Aim to Maximise	42.50% (profiled)	41.51%	↑	↑	⚠️	35.36%	How are we doing/Moving Forward? Capital programme is progressing well with 51% of the HRA programme delivered to date. with the exception of the Portholme Road culvert which is experiencing delays due to procurement

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Quarter 2 2013-2014 Performance	Latest Note
									and liaison with Environment Agency there is expected to be minimal slippage for the year. There are currently some delays with the General Fund capital programme due to strategic reasons in relation to CRM, Website and Mast relocation and it is now expected that mobile working will be put back to 2016/17.
SLA_032	Council Tax base	Aim to Maximise	28,089	27,622					<p>How are we doing/Moving Forward?</p> <p>In September, the total number of dwellings in the district has continued to increase (up 40) and the number of Exempt dwellings has dropped. The combined effect is that the number of chargeable dwellings has increased by 51 compared to August.</p> <p>Additionally the number of dwellings attracting Single Person discounts has decreased.</p> <p>However we have seen a steep increase in the number of homes that are empty for less than one month (up by 173 from August), which in large part will be due to people moving home.</p> <p>Overall, although there are more dwellings paying the full Council Tax charge than there were in August the equivalent dwellings after discounts, exemptions & disabled reliefs has reduced by 111.8 from August.</p> <p>Additionally we have paid an additional £16.7k in council Tax support since August which is equivalent to 11.1 Band D dwellings.</p> <p>As such the CT Base is reduced by 108 from August.</p>

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Quarter 2 2013-2014 Performance	Latest Note
SLA_033	Amount of Business Rates Retention Income Achieved	Aim to Maximise	£2,189,755	£2,235,918	↓		✓		<p>How are we doing/Moving Forward? The Net Business Rates Yield is £43.248m. We have allowed £475k for bad debt and have increased our provision for appeals to £1.13m. We have had a great deal of discussion with Cipfa and other LAs regarding appeals provision we are taking a cautious approach in this area and are consciously making an over provision. This leaves £41,642,727.87 as the amount to distribute between central government, SDC, NYCC & NYFA. Our share is £16,657,091.15. From this we pay a tariff to central government of £14,421,172.70 leaving the amount of £2,235,918.45 reported. Despite significantly increasing our provision for appeals we remain above target.</p>
SLA_034	Percentage of Non-domestic Rate debt recovered	Aim to Maximise	57.00%	55.32%	↓	↓	⚠	58.29%	<p>How are we doing/Moving Forward? NNDR Collection & Billing performance is below target at 55.32%. At the same point in 2013 we were at 58.29% though in 2012 we were on 59.81%. 2 companies have had payment holidays authorised with the instalment amounts they were due to pay being deferred to later in the year. Would this have not occurred the collection rate would have been marginally behind target at 56.27%</p>

Selby District Council

REPORT

Reference: E/14/43

Public – Item 11



To: The Executive
Date: 6 November 2014
Status: Key Decision
Report Published: 29 October 2014
Author: Sally Rawlings
Executive Member: Cllr Mark Crane
Lead Officer: Karen Iveson

Title: Housing development at East Acres, Byram – outline business case

Summary:

This report provides the outline business case for the development of affordable housing on the SDC garage site at East Acres, Byram. The proposal is for the development of four or five bungalows on the site to be owned by SDC and added to the Housing Revenue Account. The site was identified as a potential for redevelopment through work on the Council's Affordable Homes Strategy. A decision is required to enable the scheme to be taken forward to detailed business case, which will incur costs.

Recommendations:

- i. Subject to the preferred option, a detailed business case be prepared for development within the HRA of the land to the rear of East Acres Byram for non-general needs housing in the form of bungalows;**
- ii. The development forms part of phase one of the Housing Development Programme;**
- iii. Subject to agreement to recommendation i. up to £25,000 be allocated from the HRA Housing Development Strategy budget;**

Reasons for recommendations

- To increase the provision of non-general needs affordable housing in Selby District Council area (as identified in the evidence supporting the Core Strategy) - and in particular in Byram.
- To maximise the use of an under-utilised site.
- To increase the number of properties contributing to the HRA

1 Introduction and background

- 1.1 The Council own the garage site at East Acres, Byram which was approved to be brought forward for re-development as part of Phase 1 of the Housing Development programme by the Council at their meeting of 13 September 2013. Subsequently a steer has been given by the Executive that this site can be packaged with others in a revised Phase 1 Programme which concentrates on developing housing in Riccall, Byram and Eggborough, in order achieve value for money. This scheme is part of the implementation of SDC's Affordable Housing Development Strategy for the district.
- 1.2 This site used to provide plots which are leased to residents who provide their own pre-fabricated structures on the plot they have leased. The site currently houses three garages which are in use and three garages which appear to be abandoned. The business case has included a provision for any costs incurred for removing items left on the site which cannot be recovered from the leaseholders.
- 1.3 It is proposed to redevelop the site using access off St Edwards Close (which is adopted) to provide up to 5 x two-bedroom bungalows which would be added to the SDC Housing Revenue Account and age-restricted to residents aged 60 or over unless they have a disability with mobility issues.
- 1.4 It is further proposed that this site be developed in conjunction with the other sites which form phase 1 of the agreed housing development programme (namely sites at Landing Lane, Riccall; Byram Park Road/Woodlea, Byram and two out of three sites off Westfield Road, Eggborough).

2 The Report

2.1 Housing Needs

- 2.1.1 Byram is situated within the Western area of the District and the SHMA and Core Strategy identify that 7.5% (297) of the area's households are in housing need (the mean average housing need across the District is 7.7%).
- 2.1.2 19.8% of the Council's housing stock (as at 2009) was made up of bungalows and the SHMA 2009 shows that demand for bungalows exceeds supply in the Western area of the District and consequently puts '*particular pressure on (housing) stock*'.

- 2.1.3 The data available from HomeChoice shows that there are 68 bidders who have expressed a preference for Byram as their first choice – of these 10 (14.7%) are aged 60 or over and would be eligible for bungalows. Whilst this may appear low, it is suspected that Byram is under-bid by older people as the turnover of bungalows is low.
- 2.1.4 An alternative site in Byram (Byram Park Road/Woodlea) is under investigation for general needs development and this report will be presented to the Executive at their meeting in December 2014.
- 2.1.5 The Council's stock of bungalows in Byram consists of 10 x one-bedroom and 10 x two-bedroomed bungalows

2.2 Consultation

- 2.2.1 Local consultation about the use of the site for affordable housing, the type of affordable housing which might be located on the site and its impact is currently underway. This consultation has included the Ward Councillors (31 March 2014) and the Parish Council (at their meeting on 17 April 2014). It is also intended to undertake a consultation with the local residents (East Acres and St Edwards Close).
- 2.2.2 Both the Parish Council and Ward Councillors were supportive of the redevelopment of this site for bungalows, including the change of access to St Edward's Close
- 2.2.3 Pre-application consultation has taken place with the SDC planning department about developing the site and there appears to be no reason why this site, in principle, cannot be developed.

2.3 Options

Due to the existing rights of way across the site it is not yet clear whether five or four bungalows can be developed on the site. This detail will be worked up as part of any planning application. Two options are presented here: option a) Build five bungalows for SDC to be let at sub-market rent (assumed to be at 80% of market rent) and option b) Build four bungalows for SDC to be let at sub-market rent (assumed to be at 80% of market rent).

3 Legal/Financial Controls and other Policy matters

3.1 Legal Issues

- 3.1.1 SDC own the site as outlined in Appendix A of this paper. St Edward's Close is an adopted highway and informal discussions with NYCC Highways have indicated that accessing the site from this road is acceptable.

- 3.1.2 Should this scheme be approved the existing garage plot lease holders will be given a notice to quit of twelve months and a day. Those leaseholders wishing to continue with a garage plot in alternative location will be given priority for any vacant plots as they arise. Four vacant plots are available on the West Acres garage sites for these leaseholders.
- 3.1.3 Currently access has been granted across the site to the owners of 30, 31 and 34 East Acres who have all constructed garages in their rear gardens. Maintaining the access to the rear of 30 and 31 East Acres should not compromise maximising the number of properties which can be built on the site. The access to 34 East Acres may well compromise the number of properties which can be built.
- 3.1.4 Since February 2014 the owner of number 29 East Acres has created an access without permission and the SDC legal services team are in the process of addressing this issue. If that access were to remain then the number of properties which could be developed on the site would be reduced further.
- 3.1.5 The existing access to the site (off East Acres) would be redundant and could be sold to a local resident for garden or parking use. This is in the process of being investigated.

3.2 Financial Issues

3.2.1 Impact of the loss of garages

Six garage plots are currently leased by local residents which provide the council with a combined income of £66 per year. There are currently about 15 unused garage plots on the site. The proposed redevelopment would provide a net increase in income for the Council over the long term.

3.2.2 This is an outline business case being undertaken at feasibility stage. The financial model has assumed estimated PWLB annuity rate of 3.81%, this is slightly above the current rates, which allows for a small rate increase in light of this development not taking place immediately. Changes in interest rate will have an impact on the scheme viability and these rates will be monitored throughout the feasibility stages and any significant changes will be factored in. An internal rate of return (IRR) of 4.31% has been set over the 30 year benchmark payback period.

3.2.3 This scheme will make a positive contribution to the Council's Housing Revenue Account (HRA).

3.2.4 Option a)

Build five bungalows for SDC to be let at 80% of market rent – four to be 2b/3p properties and one to be 1b/2p property.

Capital works (inc. demolition and fees and replacement parking)	£434,746
Contingency	£27,032
<i>Total</i>	<i>£461,778</i>
Loan/internal borrowing required	£461,778

1. *Cost estimates subject to tender*

2. *Assumed rental value per unit = £104.58 per week for 2b/3p and £88.42 per week for 1b/2p (80% of market rent)*

3.2.4.1 Based on the assumptions, the scheme is **slightly over** the 30 year payback period and will see payback towards the middle of year 31. This means that the 30 year IRR is **slightly under** the benchmark of 4.31% at 4.24%. The IRR is achieved at year 60 at 6.68%. However until a final interest rate is set this is subject to change..

3.2.5 Option b)

Build four bungalows for SDC to be let at 80% of market rent – all to be 2b/3p properties

Capital works (inc. demolition and fees and replacement car parking)	£361,042
Contingency	£22,654
<i>Total</i>	<i>£383,696</i>
Loan/internal borrowing required	£383,696

1. *Cost estimates subject to tender*

2. *Assumed rental value per unit = £104.58 per week for 2b/3p (80% of market rent)*

3.2.5.1 Based on the assumptions, the scheme is **slightly over** the 30 year payback period and will see payback early in year 31. This means that the 30 year IRR is **slightly under** the benchmark of 4.31% at 4.29%. The IRR is achieved at year 60 at 6.71%. However until a final interest rate is set this is subject to change.

3.2.6 In order to take the scheme further a detailed business case is needed which would provide a detailed plan for the scheme, in-depth consultation, pre-planning design, detailed costings etc. – it is estimated that fees of up to £25,000 are needed for this work.

4 Impact Assessment

4.1 Impact on community

4.1.1 The redevelopment of this site is part of a wider strategic opportunity to regenerate the Council's underutilised land holdings and for the HRA to increase its provision of housing for older and disabled people.

4.1.2 The impact of this scheme on the community is felt by the Parish and Ward Councillors to be largely positive, with an increase in accommodation for older people. It is estimated that two car parking spaces on St Edwards Close will be removed in order to provide a new access to the site. It is proposed to replace these as part of the scheme on the adjacent verge. The impact of this will be negative in the short term and neutral in the longer term.

4.1.3 Housing for older/disabled people in Byram is also felt to be sustainable due to the provision of local facilities – including the Doctor's surgery, community centre and village shop. Bus services to Selby, Sherburn in Elmet, Pontefract, and York all serve Byram. In addition, the provision of these properties will also support the sustainability of these services.

4.2 Impact on equality and diversity

This scheme has a neutral impact on equality and diversity as access to the housing will only have age restrictions which are intended to ensure that older people have access to accommodation more suited to their needs.

4.3 Impact on environment

This scheme has a neutral impact on the environment as this is a brown field site

4.4 Impact on economy

This scheme should have a positive impact on the economy of the District in the short term through the employment and skills requirements placed on any contractor by the Council. In the longer term the impact is probably neutral.

5 Conclusion

5.1 This scheme will help deliver the target (set out in the SDC Affordable Housing Development Strategy) of developing 106 affordable homes over five years and make a positive contribution to the Council's HRA. As this is for non-general needs, it is proposed that the scheme remain in the ownership of SDC and increase the councils HRA housing stock.

5.2 In order to take the scheme further a detailed business case is proposed which would require fees of up to £25,000 to be incurred.

6 Background Documents

The following documents provide background to this proposal:

- Selby District Council Housing Development Strategy - report to Council – 10 September 2013 (pp 115 – 122) http://www.selby.gov.uk/upload/Council_Agenda_10.9.13_PUBLIC.pdf
- Selby District Council Housing Development Sites - report to Council – 10 September 2013 (pp 84 – 114) http://www.selby.gov.uk/upload/Council_Agenda_10.9.13_PUBLIC.pdf
- Housing Development Strategy Phase 1 progress report – report to Executive - 5 June 2014 (pp 6 – 10) http://www.selby.gov.uk/upload/Exec_Agenda_5.6.14.pdf
- Strategic Housing Market Assessment (SHMA) 2009
- Selby District Core Strategy - http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1164

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Appendices:

- APPENDIX A - Site location plan**
- APPENDIX B - Financial appraisal summary – option a)**
- APPENDIX C - Financial appraisal summary – option b)**

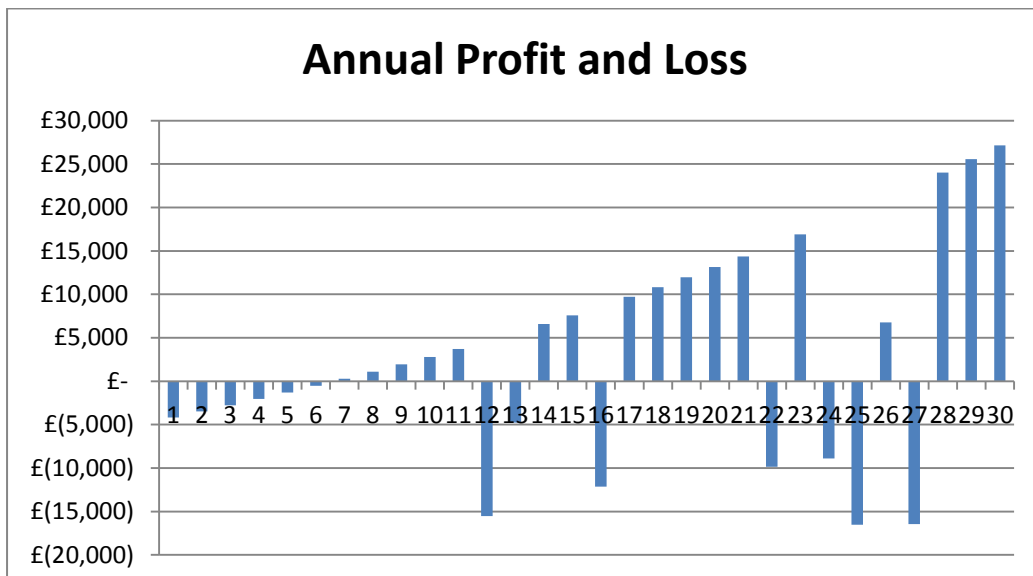
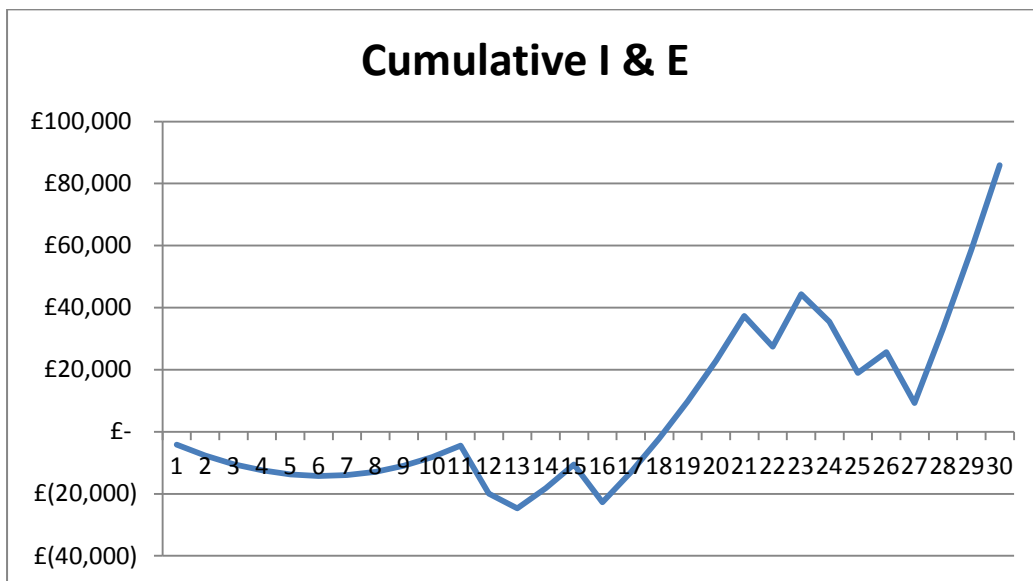
APPENDIX A – site location – East Acres, Byram



APPENDIX B – Financial summary – Option a)

Four 2b/3p bungalows at 60m² and one 1b/2p bungalow at 47m² – all to be rented at 80% of market rent

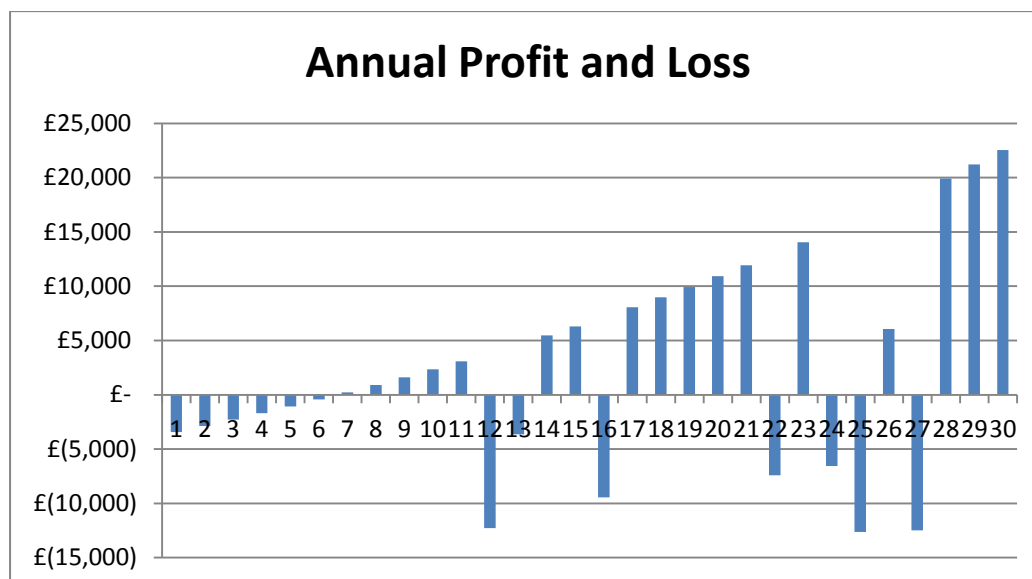
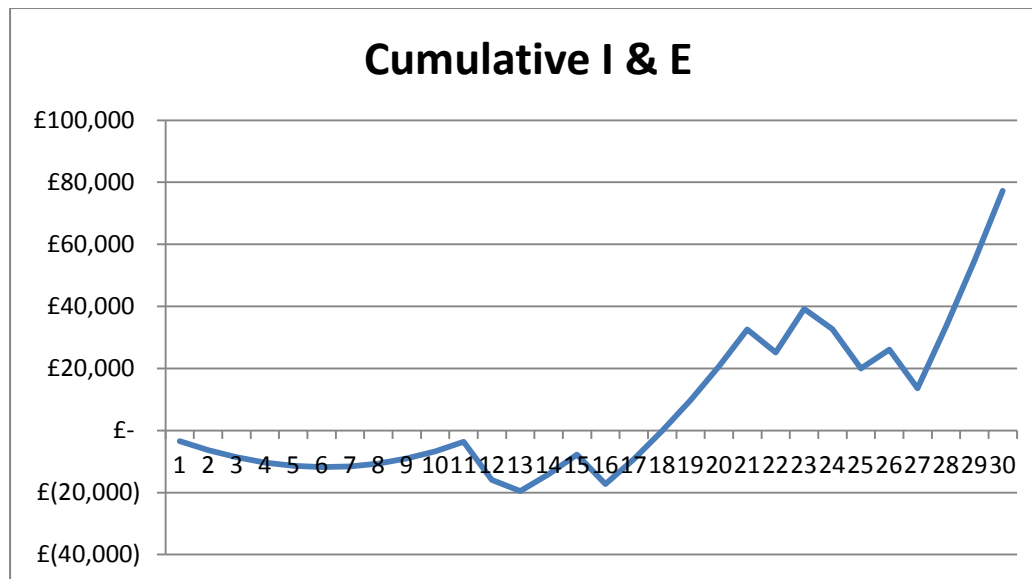
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30 Year Net Present Value (£)	-£4,239.95	0	Output>Benchmark	FAIL
60 Year Net Present Value (£)	£309,793.71	0	Output>Benchmark	PASS
Payback Year	31	30	Output<Benchmark	FAIL
30 Year IRR%	4.24%	4.31%	Output>Benchmark	FAIL
60 Year IRR%	6.68%	4.31%	Output>Benchmark	PASS



APPENDIX C – Financial summary – Option b)

Four 2b/3p bungalows at 60m² – all to be rented at 80% of market rent

	Output	Benchmark	Test	Pass/Fail
30 Year Net Present Value (£)	-£1,105.05	0	Output>Benchmark	FAIL
60 Year Net Present Value (£)	£261,456.55	0	Output>Benchmark	PASS
Payback Year	31	30	Output<Benchmark	FAIL
30 Year IRR%	4.29%	4.29%	Output>Benchmark	FAIL
60 Year IRR%	6.71%	4.29%	Output>Benchmark	PASS



Selby District Council

REPORT

Reference: E/14/44

Public – Item 12



To: The Executive
Date: 6 November 2014
Status: Key Decision
Report Published: 29 October 2014
Author: Sally Rawlings
Executive Member: Cllr Mark Crane
Lead Officer: Karen Iveson

Title: Housing Development at Westfield Grove (site 1), Eggborough – Outline Business Case

Summary:

This report presents the results of the Outline Business Case for the proposed redevelopment of SDC Garages at Westfield Grove, Eggborough (site 1) for affordable homes within the Council's HRA. The site was identified as a potential for redevelopment through work on the Council's Affordable Homes Strategy. A decision is required to enable the scheme to be taken forward to Detailed Business Case, which will incur costs.

Recommendations:

- i. A Detailed Business Case be prepared for development within the HRA of the land to the rear of Westfield Grove for non-general needs housing in the form of five bungalows;**
- ii. The proposal to consider the widening of the access road and provision of adjacent off-street parking;**
- iii. Subject to agreement to recommendation i. up to £25,000 be allocated from the HRA Housing Development Strategy budget.**

Reasons for recommendations

- To increase the provision of non-general needs affordable housing in Selby District Council area (as identified in the evidence supporting the Core Strategy) - and in particular in Eggborough.
- To maximise the use of an under-utilised site.
- To increase the number of properties contributing to the HRA

1 Introduction and background

- 1.1 The Council own the garage site at Westfield Grove, Eggborough which was approved to be brought forward for re-development as part of Phase 1 of the Housing Development programme by Executive at their meeting of 5 June 2014 which forms part of the wider Housing Development Strategy approved by Council on 13 September 2013. A steer was given by the Executive on 5 June 2014 that this site can be packaged with others in a revised Phase 1 Programme which concentrates on developing housing in Riccall, Byram and Eggborough in order achieve value for money. This scheme is part of the implementation of SDC's Affordable Housing Development Strategy for the district.
- 1.2 This site currently houses 10 garages of which three are currently let, as well as some grassed areas. The overgrown grassed area is currently leased to the Parish Council. This site is also adjacent to the recreation area leased to the Parish Council by SDC.
- 1.3 It is proposed to redevelop the site using the existing access off Westfield Grove. The access is adequate for the proposed development but is relatively narrow although it may be possible to widen the road and potentially to provide off-street car-parking for existing residents using land adjacent to the access road (subject to scheme viability). The Parish Council currently leases this land from SDC.

2 The Report

2.1 Housing Needs

- 2.1.1 Eggborough is situated in the Southern area of the District and the SHMA and Core Strategy identify that 4.6% (138) of households are in housing need (the mean average across the District is 7.7%).
- 2.1.2 19.8% of the Council's housing stock (as at 2009) was made up of bungalows and the SHMA 2009 shows that demand for bungalows exceeds supply in the Southern area of the District and consequently puts *'some pressure on (housing) stock'*.

- 2.1.3 The Council's stock of bungalows in Eggborough consists of 16 x one-bedroomed bungalows and 1 x two-bedroomed bungalow, hence the proposed development is to build 5 x two-bedroomed bungalows (to be let at 80% of market rent) to try and redress the balance.
- 2.1.4 The data available from HomeChoice shows that there are 78 bidders who have expressed a preference for Eggborough as their first choice - of these 13 are aged 60 or over and would be eligible for bungalows. The number of bidders for Eggborough is lower than could be expected which is probably due to the proportionately lower number of SDC owned bungalows in the village compared with the overall housing stock, thus there is likely to be a higher than expected level of interest in any rented properties which are developed in the village. Since 2011 eight bungalows have 'turned over' – but only one of these was in 2013, which implies that turnover is not regular, and as such there could be 'under bidding' via home choice for bungalows in Eggborough.
- 2.1.5 Therefore based on this assessment of need it is proposed that the proposed redevelopment will consist of 5 x two-bedroomed bungalows, which would be added to the SDC Housing Revenue Account and age-restricted to residents aged 60 or over unless they have a disability with mobility issues.

2.2 Consultation

- 2.2.1 Local consultation about the use of the site for affordable housing, the type of affordable housing which might be located on the site and its impact is currently underway. This consultation has included the Ward Councillors (26 March 2014) and the Parish Council (at their meeting on 3 April 2014). It is also intended to undertake a consultation with the local residents (Westfield Grove, Westfield Road and Westfield Avenue).
- 2.2.2 The Ward Councillors were supportive of the development proposed for this site – especially if an area for existing residents parking could be created as part of the scheme. Further consultation about this site will be required with the Parish Council,
- 2.2.3 Pre-application consultation has taken place with the SDC planning department about developing the site and there appears to be no reason why this site, in principle, cannot be developed.

3 Legal/Financial Controls and other Policy matters

3.1 Legal issues

- 3.1.1 SDC own the site marked 1 as outlined in Appendix A of this paper. The access from Westfield Grove to the site is currently classed as a driveway and not wide enough to become adopted highway.

- 3.1.2 If it is preferred to widen the access to provide off-street residents parking for existing residents then the impact on the recreational open space (planning policy RT1) will need to be considered as part of the planning application process. As the area of land in question currently forms a verge to the site it could be argued that a change of use would have no material impact on the area of recreational open space and that the community benefit afforded by the provision of additional car-parking would mitigate the loss of the grassed area.
- 3.1.3 The grassed area to the south of the site is currently leased by SDC to the Parish Council on a 30-year lease (lease documents signed in 2005), with no break clause. If the site is to be developed to its full potential and an area of parking is required, then negotiations will need to be held with the Parish Council about releasing the relevant areas from the current lease. If this land is not available then the number of bungalows and/or parking provision which can be built on the site will be reduced.
- 3.1.4 There appear to be no access arrangements for neighbours to this site which would restrict any proposed development of the site.

3.2 Financial issues

3.2.1 Impact of the loss of garages

- 3.2.1.1 SDC garages generate a net annual rental of £384.80 per year per garage. Across the district, 349 garages are let out of a district wide total of 393 – at a rate of 70%. The letting rate for the 10 Westfield Grove garages is 30% - much lower than the district average.
- 3.2.1.2 The loss to the housing revenue account would be £3,848 per year if they were fully let. Currently only £1,154.40 per year is being received. The condition of the Council's garage stock is being reviewed as part of the wider stock condition survey later before Christmas 2014 and the impact of the loss of garage sites will be factored into the revised HRA Business Plan.
- 3.2.1.3 The number of displaced garage tenants may increase the car-parking requirement locally, and this provision will also be assessed as part of the wider asset management strategy review. Alternatively, current users could be transferred to unused garages on another site(s) on the estate which are not proposed to be developed.

3.2.2 This is an outline business case being undertaken at feasibility stage. The financial model has assumed estimated PWLB annuity rate of 3.81%, this is slightly above the current rates, which allows for a small rate increase in light of this development not taking place immediately. Changes in interest rate will have an impact on the scheme viability and these rates will be monitored throughout the feasibility stages and any significant changes will be factored in. An internal rate of return (IRR) of 4.31% has been set over the 30 year benchmark payback period.

3.2.3 Outline business case

It is proposed to build five bungalows for rent to be let at sub-market rent (assumed to be at 80% of market rent) on this site.

Capital works (inc. demolition and fees)	£453,634
Contingency	£28,602
<i>Total</i>	<i>£482,236</i>
Loan/internal borrowing required	£482,236

1. *Cost estimates subject to tender*

2. *Assumed rental value per unit = £104.58 per week for 2b/3p*

3.2.3.1 Based on the above assumptions, the scheme is **slightly over** the 30 year payback period and will see payback towards the end of year 31. This means that the 30 year IRR is **under the benchmark** of 4.31% at 4.14%. The IRR is achieved at year 60 at 6.60%. However until a final interest rate is set this is subject to change.

3.2.3.2 Current estimates of the costs of additional parking and widening of the access road are included in the scheme costs costing approximately £2,600 per parking space. It is possible to fit up to nine normal sized spaces in this area which would cost approximately £23,400. In addition widening/up-grading the access road could add costs of a further £83,000 – making a total of £106,400 - these costs would be confirmed as part of the detailed business case. Clearly this adds a significant cost to the scheme and challenges its viability.

3.2.6 In order to take the scheme further a detailed business case is needed which would provide a detailed plan for the scheme, in-depth consultation, pre-planning design, detailed costings etc. – it is estimated that fees of up to £25,000 are needed for this work.

4 Impact Assessment

4.1 Impact on community

4.1.1 The redevelopment of this site is part of a wider strategic opportunity to regenerate the Council's underutilised land holdings and for the HRA to increase its provision of housing for older and disabled people.

4.1.2 This scheme should have a largely positive impact on the community as a site which could be perceived as an eyesore is developed into much needed housing for older people. If the additional car parking is provided, this may have an additional positive impact on the community by reducing the levels of on-street car parking in the area, which is currently perceived as a nuisance.

4.1.3 Housing for older/disabled people in Eggborough is also felt to be sustainable due to the provision of local facilities – including the Doctor's surgery, pharmacy, village hall and village shops. Bus services to Selby, Wakefield, Pontefract, Doncaster and Goole all serve Eggborough. In addition, the provision of these properties will also support the sustainability of these services.

4.1.4 Housing for older/disabled people in Eggborough is also felt to be sustainable due to the provision of local facilities – including the Doctor's surgery, pharmacy, village hall and village shops. Bus services to Selby, Wakefield, Pontefract, Doncaster and Goole all serve Eggborough. In addition, the provision of these properties will also support the sustainability of these services.

4.2 Impact on equality and diversity

This scheme has a neutral impact on equality and diversity as access to the housing will only have age restrictions which are intended to ensure that older people have access to accommodation more suited to their needs.

4.3 Impact on environment

This scheme has a neutral impact on the environment as this is a brown field site, excepting for any widening of the access road, which will have some impact as up to an additional 4 metres could be added to the width of the access road in order to accommodate the additional parking.

4.4 Impact on economy

This scheme should have a positive impact on the economy of the District in the short term through the employment and skills requirements placed on any contractor by the Council. In the longer term the impact is probably neutral.

5 Conclusion

- 5.1 This scheme will help deliver the target (set out in the SDC Housing Development Strategy) of developing 106 affordable homes over five years. As this is for non-general needs, it is proposed that the scheme remain in the ownership of SDC and increase the councils HRA housing stock. The standalone scheme is viable based on the outline business case but adding extra parking and upgrading the access road would add cost of around £106k which could challenge the viability of the scheme.
- 5.2 In order to take the scheme further a detailed business case is proposed which would require fees of up to £25,000 to be incurred.

6 Background Documents

The following documents provide background to this proposal:

- Selby District Council Housing Development Strategy - report to Council – 10 September 2013 (pp 115 – 122) http://www.selby.gov.uk/upload/Council_Agenda_10.9.13_PUBLIC.pdf
- Selby District Council Housing Development Sites - report to Council – 10 September 2013 (pp 84 – 114) http://www.selby.gov.uk/upload/Council_Agenda_10.9.13_PUBLIC.pdf
- Housing Development Strategy Phase 1 progress report – report to Executive - 5 June 2014 (pp 6 – 10) http://www.selby.gov.uk/upload/Exec_Agenda_5.6.14.pdf
- Strategic Housing Market Assessment (SHMA) 2009
- Selby District Core Strategy - http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1164

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Appendices:

- APPENDIX A - Site location plan**
APPENDIX B - Financial appraisal summary

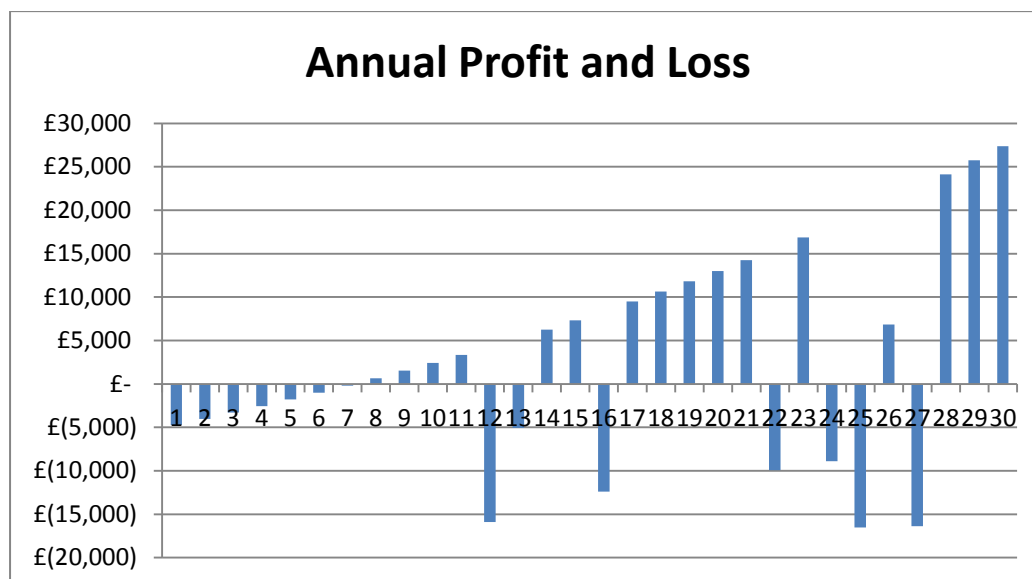
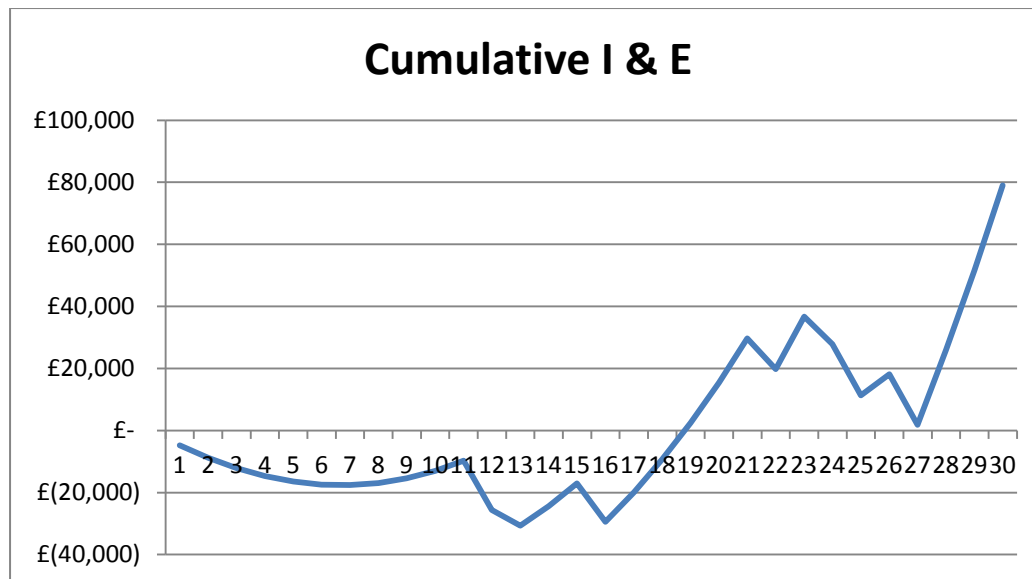
APPENDIX A – site location – Westfield Grove, Eggborough (site 1)
 (areas required by scheme but leased to Parish Council shown in blue)



APPENDIX B – Financial summary

Five 2b/3p bungalows at 60m² – to be rented at 80% of market rent

	Output	Benchmark	Test	Pass/Fail
30 Year Net Present Value (£)	-£10,641.13	0	Output>Benchmark	FAIL
60 Year Net Present Value (£)	£313,013.63	0	Output>Benchmark	PASS
Payback Year	37	30	Output<Benchmark	FAIL
30 Year IRR%	4.14%	4.31%	Output>Benchmark	FAIL
60 Year IRR%	6.60%	4.31%	Output>Benchmark	PASS



Selby District Council

REPORT

Reference: E/14/45

Public – Item 13



To: The Executive
Date: 6 November 2014
Status: Key Decision
Report Published: 29 October 2014
Author: Sally Rawlings
Executive Member: Cllr Mark Crane
Lead Officer: Karen Iveson

Title: Housing Development at Westfield Road (site 2), Eggborough – Outline Business Case

Summary:

This report presents the results of the Outline Business Case for the proposed redevelopment of SDC Garages at Westfield Road, Eggborough (site 2) for affordable homes within the Council's HRA. The site was identified as a potential for redevelopment through work on the Council's Affordable Homes Strategy. A decision is required to enable the scheme to be taken forward to Detailed Business Case, which will incur costs.

Recommendations:

- i. A Detailed Business Case be prepared for development within the HRA of the land to the rear of Westfield Road for non-general needs housing in the form of three bungalows (to allow room for additional parking);**
- ii. The Detailed Business Case to consider the provision of off-street parking for the affected properties facing Weeland Road;**
- iii. Subject to agreement to recommendation i. up to £25,000 be allocated from the HRA Housing Development Strategy budget.**

Reasons for recommendations

- To increase the provision of non-general needs affordable housing in Selby District Council area (as identified in the evidence supporting the Core Strategy) - and in particular in Eggborough.
- To maximise the use of an under-utilised site.
- To increase the number of properties contributing to the HRA
- To conserve the available 'off-street' parking for adjacent residents

1 Introduction and background

- 1.1 The Council owns the garage site at Westfield Road, Eggborough which was approved to be brought forward for re-development as part of Phase 1 of the Housing Development programme by Executive at their meeting of 5 June 2014 which forms part of the wider Housing Development Strategy approved by Council on 13 September 2013. A steer was given by the Executive on 5 June 2014 that this site can be packaged with others in a revised Phase 1 Programme which concentrates on developing housing in Riccall, Byram and Eggborough in order achieve value for money. This scheme is part of the implementation of SDC's Housing Development Strategy for the district.
- 1.2 This site currently houses 10 garages of which eight are currently let, as well as a grassed area which is mown by the Council.
- 1.3 It is proposed to redevelop the site using the existing access off Westfield Road and there is a need to consider parking arrangements for adjacent properties facing Weeland Road. Provision of alternative parking may require SDC land to be utilised and the numbers of properties to be developed may be reduced as a result. This is explored in options A and B below.

2 The Report

2.1 Housing Needs

- 2.1.1 Eggborough is situated in the Southern area of the District and the SHMA and Core Strategy identify that 4.6% (138) of households are in housing need (the mean average across the District is 7.7%)
- 2.1.2 19.8% of the Council's housing stock (as at 2009) was made up of bungalows and the SHMA 2009 shows that demand for bungalows exceeds supply in the Southern area of the District and consequently puts '*some pressure on (housing) stock*'.
- 2.1.3 The Council's stock of bungalows in Eggborough consists of 16 x one-bedroomed bungalows and 1 x two-bedroomed bungalow, hence the proposed development is to build two-bedroomed bungalows (to be let at 80% of market rent) to try and redress the balance.
- 2.1.4 The data available from HomeChoice shows that there are 78 bidders who have expressed a preference for Eggborough as their first choice - of these 13

are aged 60 or over and would be eligible for bungalows. The number of bidders for Eggborough is lower than could be expected which is probably due to the proportionately lower number of SDC owned bungalows in the village compared with the overall housing stock, thus there is likely to be a higher than expected level of interest in any rented properties which are developed in the village. Since 2011 eight bungalows have 'turned over' – but only one of these was in 2013, which implies that turnover is not regular, and as such there could be 'under bidding' via home choice for bungalows in Eggborough.


- 2.1.5 Based on this assessment, it is proposed that the redevelopment consists of two-bedroomed bungalows, which would be added to the SDC Housing Revenue Account and age-restricted to residents aged 60 or over unless they have a disability with mobility issues.

2.2 Consultation

- 2.2.1 Local consultation about the use of the site for affordable housing, the type of affordable housing which might be located on the site and its impact is currently underway. This consultation has included the Ward Councillors (26 March 2014) and the Parish Council (at their meeting on 3 April 2014). It is also intended to undertake a consultation with the local residents (Westfield Grove, Westfield Road and Westfield Avenue).
- 2.2.2 The Ward Councillors were mildly supportive of the development proposed for this site – especially if an area for existing residents parking could be created as part of the scheme.
- 2.2.3 Further consultation about this site will be required with the Parish Councillors-application consultation has taken place with the SDC planning department about developing the site and there appears to be no reason why this site, in principle, cannot be developed.

3 Legal/Financial Controls and other Policy matters

3.1 Legal issues

- 3.1.1 SDC own the site marked  as outlined in Appendix A of this paper. The access from Westfield Road to the site is currently classed as a driveway and not wide enough to become adopted highway.
- 3.1.2 There appear to be no access arrangements for neighbours to this site which would restrict any proposed development.

3.2 Financial issues

3.2.1 Impact of the loss of garages

3.2.1.1 SDC garages generate a net annual rental of £384.80 per year per garage. Across the district, 349 garages are let out of a district wide total of 393 – at a rate of 70%. The letting rate for the 10 Westfield Road garages is 80% - higher than the district average.

3.2.1.2 The loss to the housing revenue account would be £3,848 per year if they were fully let. Currently £3,078.40 per year is being received. The condition of the Council's garage stock is being reviewed as part of the wider stock condition survey before Christmas 2014 and the impact of the loss of garage sites will be factored into the revised HRA Business Plan.

3.2.2 The number of displaced garage tenants may increase the car-parking requirement locally, and this provision will also be assessed as part of the wider asset management strategy review. Alternative provision may be available on other sites on the estate which are not planned to be redeveloped.

3.2.3 There is an issue with parking provision for adjacent properties which face Weeland Road and options for vehicular access for these properties will be considered as part of the Detailed Business case.

Outline business cases

3.2.4 Option A

If car parking for the adjacent properties facing Weeland Road is provided on this site, development would be restricted to three bungalows for rent to be let at sub-market rent (assumed to be at 80% of market rent) on this site.

Capital works (inc. demolition and fees)	£268,179
Contingency	£17,052
<i>Total</i>	<i>£285,231</i>
Loan/internal borrowing required	£285,231

1. *Cost estimates subject to tender*

2. *Assumed rental value per unit = £104.58 per week for 2b/3p*

3.2.4.1 This is an outline business case being undertaken at feasibility stage. The financial model has assumed estimated PWLB annuity rate of 3.81%, this is slightly above the current rates, which allows for a small increase in light of this development not taking place immediately. Changes in interest rate will have an impact on the scheme viability and these rates will be monitored throughout the feasibility stages and any significant changes will be factored in. An internal rate of return (IRR) of 4.31% has been set over the 30 year benchmark payback period.

3.2.4.2 Based on these assumptions, the scheme is slightly over the 30 year payback period and will see payback early in year 31. This means that the 30 year IRR is **slightly under the benchmark** of 4.31% at **4.25%**. The IRR is achieved at year 60 at 6.68%. However until a final interest rate is set this is subject to change.

3.2.5 The cost of additional car parking for adjacent properties to be provided within the site will be approximately £27,225 and will provide up to eight additional parking spaces and access road. This is additional to the costs detailed above.

As an alternative, provision of car parking on this site could be considered **with** a contribution to be made by any beneficiary. This would be confirmed as part of the Detailed Business Case should the Executive wish beneficiary contributions towards car parking provision to be explored further.

3.2.5.1 In addition, the option of providing vehicular access from the A645 Weeland Road to the properties facing Weeland Road (which have the postal addresses of 2 to 16 Westfield Road - even numbers only) has been explored and discounted due to legal and highways issues. As a result, this option would only be able to provide some parking provision (up to 4 spaces) on the triangle of grass adjacent to 16 Westfield Road. It is estimated that these would cost £2,600 each (totalling £10,400) to provide.

3.2.6 In order to take the scheme further a detailed business case is needed which would provide a detailed plan for the scheme, in-depth consultation, pre-planning design, detailed costings etc. – it is estimated that fees of up to £25,000 are needed for this work.

3.2.7 Option B

It is proposed to build five bungalows for rent to be let at sub-market rent (assumed to be at 80% of market rent) on this site. If this option were preferred then no additional car parking for adjacent properties would be available on the site.

Capital works (inc. demolition and fees)	£446,440
Contingency	£28,140
<i>Total</i>	<i>£474,580</i>
Loan/internal borrowing required	£474,580

1. *Cost estimates subject to tender*

2. *Assumed rental value per unit = £104.58 per week for 2b/3p*

3.2.7.1 This is an outline business case being undertaken at feasibility stage. The financial model has assumed estimated PWLB annuity rate of 3.81%, this is slightly above the current rates, which allows for a small increase in light of this development not taking place immediately. Changes in interest rate will have an impact on the scheme viability and these rates will be monitored

throughout the feasibility stages and any significant changes will be factored in. An internal rate of return (IRR) of 4.31% has been set over the 30 year benchmark payback period.

- 3.2.7.2 Based on these assumptions, the scheme is slightly over the 30 year payback period and will see payback early in year 31. This means that the 30 year IRR is **slightly under the benchmark** of 4.31% at **4.26%**. The IRR is achieved at year 60 at 6.69%. However until a final interest rate is set this is subject to change.
- 3.2.8 In order to take the scheme further a detailed business case is needed which would provide a detailed plan for the scheme, in-depth consultation, pre-planning design, detailed costings etc. - fees of up to £25,000 are needed for this work.

4 Impact Assessment

4.1 Impact on community

- 4.1.1 The redevelopment of this site is part of a wider strategic opportunity to regenerate the Council's underutilised land holdings and for the HRA to increase its provision of housing for older and disabled people.
- 4.1.2 This scheme should have a largely positive impact on the community as a site which could be perceived as an eyesore is developed into much needed housing for older people. If the additional car parking is provided, this could mitigate against some displacement of vehicles currently using the garage land.
- 4.1.3 Housing for older/disabled people in Eggborough is also felt to be sustainable due to the provision of local facilities – including the Doctor's surgery, pharmacy, village hall and village shops. Bus services to Selby, Wakefield, Pontefract, Doncaster and Goole all serve Eggborough. In addition, the provision of these properties will also support the sustainability of these services.

4.2 Impact on equality and diversity

This scheme has a neutral impact on equality and diversity as access to the housing will only have age restrictions which are intended to ensure that older people have access to accommodation more suited to their needs.

4.3 Impact on environment

This scheme has a neutral impact on the environment as this is a brown field site.

4.4 Impact on economy

This scheme should have a positive impact on the economy of the District in the short term through the employment and skills requirements placed on any contractor by the Council. In the longer term the impact is probably neutral.

5 Conclusion

- 5.1 This scheme will help deliver the target (set out in the SDC Housing Development Strategy) of developing 106 affordable homes over five years. As this is for non-general needs, it is proposed that the scheme remain in the ownership of SDC and increase the councils HRA housing stock. The standalone scheme is viable based on the outline business case. Adding parking for properties facing Weeland Road would add cost of around £27k, which challenges the viability of the scheme, although contributions towards this cost could be sought from beneficiaries.
- 5.2 In order to take the scheme further a detailed business case is proposed which would require fees of up to £25,000 to be incurred.

6 Background Documents

The following documents provide background to this proposal:

- Selby District Council Housing Development Strategy - report to Council – 10 September 2013 (pp 115 – 122) http://www.selby.gov.uk/upload/Council_Agenda_10.9.13_PUBLIC.pdf
- Selby District Council Housing Development Sites - report to Council – 10 September 2013 (pp 84 – 114) http://www.selby.gov.uk/upload/Council_Agenda_10.9.13_PUBLIC.pdf
- Housing Development Strategy Phase 1 progress report – report to Executive - 5 June 2014 (pp 6 – 10) http://www.selby.gov.uk/upload/Exec_Agenda_5.6.14.pdf
- Strategic Housing Market Assessment (SHMA) 2009
- Selby District Core Strategy - http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1164

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Appendices:

- APPENDIX A - Site location plan**
APPENDIX B - Financial appraisal summary – Option a

APPENDIX C - Financial appraisal summary – Option b

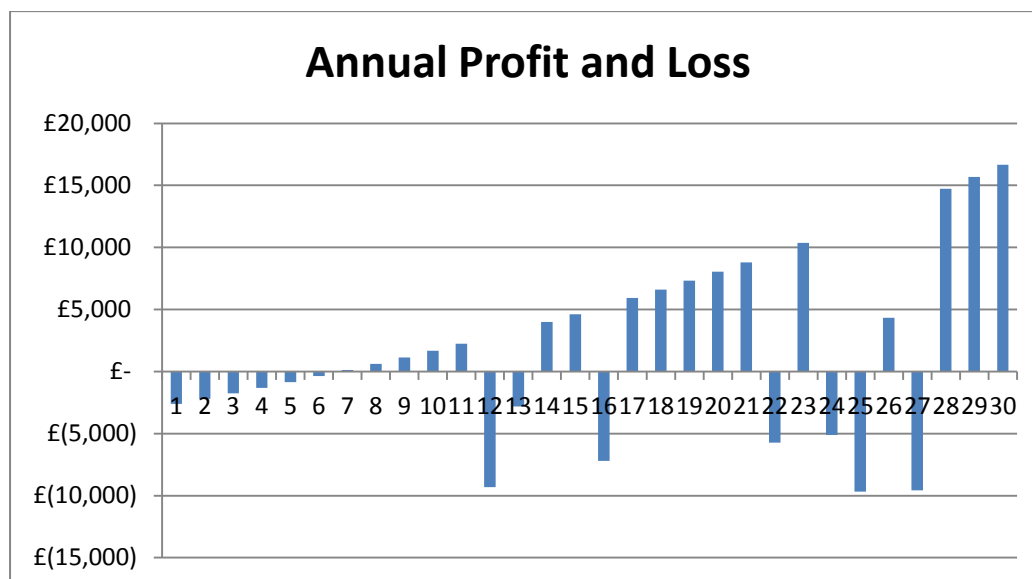
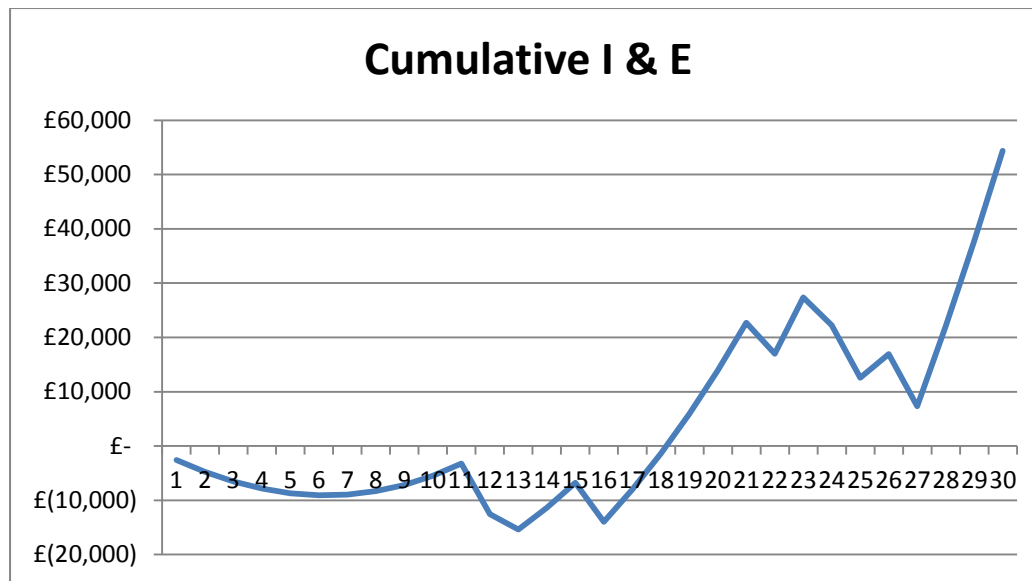
APPENDIX A – site location – Westfield Road, Eggborough (site 2)



APPENDIX B – Financial summary – option a

Three 2b/3p bungalows at 60m² – to be rented at 80% of market rent (inc parking)

	Output	Benchmark	Test	Pass/Fail
30 Year Net Present Value (£)	-£2,274.08	0	Output>Benchmark	FAIL
60 Year Net Present Value (£)	£191,918.78	0	Output>Benchmark	PASS
Payback Year	31	30	Output<Benchmark	FAIL
30 Year IRR%	4.25%	4.31%	Output>Benchmark	FAIL
60 Year IRR%	6.68%	4.31%	Output>Benchmark	PASS



APPENDIX C – Financial summary – option b

Five 2b/3p bungalows at 60m² – to be rented at 80% of market rent

	Output	Benchmark	Test	Pass/Fail
30 Year Net Present Value (£)	-£2,985.13	0	Output>Benchmark	FAIL
60 Year Net Present Value (£)	£320,669.63	0	Output>Benchmark	PASS
Payback Year	31	30	Output<Benchmark	FAIL
30 Year IRR%	4.26%	4.31%	Output>Benchmark	FAIL
60 Year IRR%	6.69%	4.31%	Output>Benchmark	PASS

