

Selby District Council



Agenda

Meeting: **Executive**
Date: **6 November 2014**
Time: **4pm**
Venue: **Committee Room**
To: Councillor Mark Crane, Councillor Mrs Gillian Ivey, Councillor Cliff Lunn, Councillor John Mackman and Councillor Chris Metcalfe

1. Apologies for absence

2. Minutes

The Executive is asked to approve the minutes of the meeting held on 2 October 2014. Pages 1 to 7 attached.

3. Disclosures of Interest

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

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

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

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

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

4. Local Plan – Sites and Policies Plan – Key Decision

Report E/14/36 asks the Executive to consider the report. Pages 8 to 488 attached.

5. Local Plan – Flood Risk SPD – Key Decision

Report E/14/37 asks the Executive to approve the Flood Risk Sequential Test SPD for consultation. Pages 489 to 504 attached.

6. Anti-Social Behaviour Policy

Report E/14/38 asks the Executive to adopt the policy. Pages 505 to 521 attached.

7. Fees and Charges 2015/16 – Key Decision

Report E/14/39 asks the Executive to agree the Fees and Charges as proposed in the report. Pages 522 to 528 attached.

8. 2nd Interim Budget Exceptions report – Key Decision

Report E/14/40 asks the Executive to endorse the actions of Officers and note the financial results and budget exceptions to 30 September 2014. Pages 529 to 541 attached.

9. 2nd Interim Treasury Management report – Key Decision

Report E/14/41 asks the Executive to endorse the actions of officers on the Council's treasury activities for the period ending 30th September 2014. Pages 542 to 550 attached.

10. 2nd Interim Corporate Plan Progress Report

Report E/14/42 asks the Executive to approve the details of Access Selby key performance indicators following the 2nd quarter of reporting for the financial year 2014/15. Pages 551 to 565 attached.

11. Housing Development Strategy – Phase 1 Business Case – Byram, East Acres – Key Decision

Report E/14/43 asks the Executive to consider the outline business case. Pages 566 to 575 attached.

12. Housing Development Strategy – Phase 1 Business Case - Eggborough, Site 1 – Key Decision

Report E/14/44 asks the Executive to consider the outline business case. Pages 576 to 584 attached.

**13. Housing Development Strategy – Phase 1 Business Case -
Eggborough, Site 2 – Key Decision**

Report E/14/45 asks the Executive to consider the outline business case. Pages 585 to 595 attached.

**Mary Weastell
Chief Executive**

Dates of next meetings
20 November 2014 - Executive Briefing
4 December 2014 Executive

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Selby District Council



Minutes

Executive

Venue:	Committee Room, Civic Centre, Selby
Date:	2 October 2014
Present:	Councillor M Crane (Chair), Mrs G Ivey, C Lunn and J Mackman.
Officers present:	Deputy Chief Executive, Executive Director (S151), Director, Solicitor to the Council, Business Manager (ES), Policy Officer, Assistant Policy Officer, Democratic Services Manager.
Also Present:	
Public:	0
Press:	0

NOTE: Only minute numbers 42, 48 and 50 are subject to call-in arrangements. The deadline for call-in is 5pm on the 14th of October 2014. Decisions not called in may be implemented on the 15th of October 2014.

39. Apologies for Absence

Apologies were received from Councillor C Metcalfe.

40. Minutes

The minutes of the meeting on 4 September 2014 were submitted and agreed as a correct record and signed by the Chair.

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41. Disclosure of Interest

Councillor J Mackman declared that he had registered as an “other interest” his role on the Selby and District Housing Trust. He stayed in the room during the consideration of, but did not vote on, item 8 on the agenda (Housing Development Strategy Phase 1 Business Case – Eggborough - site 3) and item 12 (Urgent Item) (Selby and District Housing Trust – Amendment to Articles of Association).

42. Leisure Landlord Maintenance Programme

Councillor C Lunn presented the report on the planned maintenance programme for Tadcaster Leisure Centre and Selby Park. The report set out that the Council as landlord and Wigan Leisure Culture Trust as tenant each had responsibilities as part of the programme. The new Selby Leisure Centre was not yet included as part of the programme. The Selby Leisure Centre was due to be completed and operational in early 2015 and would still be in the construction defects liability period should any issues occur.

Councillor C Lunn set out that the programme was reviewed each year as the Council refreshed its Medium Term Financial Plan and rolling Capital Programme. The proposal for Year 6 included work to the right elevation external wall at Tadcaster leisure centre and the replacement of defective timber cladding on the left elevation of the pavilion.

Resolved:

- i. To agree the Year Six Landlord Planned Maintenance Programme for Tadcaster Leisure Centre and Selby Park**
- ii. To fund the Year 6 programme from the Building Repairs Reserve within the budget proposals for 2015/16.**

Reason for the decision:

To ensure essential maintenance work required at the Council’s leisure facilities is included in the Council’s capital programme to enable the Council to discharge its duties as a landlord and ensure the facilities are maintained to an appropriate standard.

43. Council Tax Support

Councillor C Lunn presented the report which detailed the options for the provision of Council Tax Support for the financial year 2015/16.

Councillor C Lunn set out that that the Council's current scheme permitted the Council to award no more than 91.5% of the eligible benefit for working age people. The Executive discussed the options available to the Council for the next two year period. Option 1 was to set the maximum award for working people at 90%, Options 2 and 3 set the maximum award at 85% and 80% respectively.

The Executive discussed the assessment of self-employed income. It was agreed that, after the first year of trading had been completed and where a low or nil income was declared, the Council would apply a Minimum Income Floor based on the National Minimum Wage to the claim against the number of hours that person states they work.

The Council had consulted on the options and the results of the consultation exercise were considered.

Resolved:

To recommend Council:

- i. To reduce the maximum award for Council Tax Support for working age claimants from 91.5% to 90% (option 1) with effect from April 2015 for the 2 years April 2015 to March 2017;**
- ii. To introduce a minimum income floor for self-employed people (excluding the first year of trading) based upon the national minimum wage, with effect from April 2015.**

Reason for the decision:

To ensure an appropriate Council Tax Support scheme is adopted.

44. Housing Development Strategy – Phase 1 Business Case - Eggborough, Site 1 - Key Decision

Resolved:

To defer the item.

Reasons for the decision:

To allow further work to be undertaken

45. Housing Development Strategy – Phase 1 Business Case - Eggborough, Site 2 – Key Decision

Resolved:

To defer the item.

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Reasons for the decision:

To allow further work to be undertaken

46. Housing Development Strategy – Phase 1 Business Case - Eggborough, Site 3 – Key Decision

Resolved:

To defer the item.

Reasons for the decision:

To allow further work to be undertaken

47. Leeds City Region (LCR) Business Rates Pooling – Key Decision

Councillor C Lunn presented the report on the potential for the Council to join the LCR Business Rates Pool. The report set out that the existing LCR pool was established from April 2013 and that joining would mean that any levy payable by Selby as a result of business rate gains would be retained within the LCR rather than being paid over to the DCLG. Selby would then be eligible to apply for funds from the pool

The Executive discussed the possibility of the Council joining the LCR Pool. She also indicated that she had made a further approach to the North Yorkshire Business Rates Pool but had not yet received a response. The Executive Director (S151) outlined the main risks to the Council and also clarified the necessary process to be followed should the Council wish to join a Pool. The Executive Director (S151) stated that confirmation of Selby's acceptance to either Pool by the existing contributors had yet to be received.

Resolved:

To recommend Council:

To delegate the decision to join a Business Rates pool to the Chief Executive, after consultation with the Leader, Lead Member for Resources and the s151 Officer, should it be considered to be in the financial interests of Selby District Council.

Reasons for the decision

To allow the Council to meet the Government deadline for pool applications of 31 October should it be considered beneficial for the Council to join a Business Rates Pool.

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48. Hackney Carriage and Private Hire Vehicle Licensing Policy

Councillor M Crane presented the report on the draft Taxi Licensing Policy. The Policy consolidated a number of separate policies, guidance notes and conditions relating to hackney carriage and private hire licensed vehicles to provide one comprehensive policy.

In presenting the report Councillor M Crane highlighted proposed amendments to the policy which had been made since publication of the agenda. The amendments related to vehicle accessibility and were noted by the Executive.

Resolved:

- i. To approve the draft policy.**
- ii. To carry out a six week public consultation process on the draft policy, to include the duration of driver and operator licences and taxi vehicle accessibility.**

Reason for the decision:

- i. To have a comprehensive policy in place will help to ensure that the Council is in a position to act and respond to any future changes in taxi and private hire legislation.
- ii. To seek and consider the views of the taxi trade and public, prior to preparing a final draft of the policy.

49. Constitutional Amendments

Councillor M Crane presented the report which set out the findings of the Audit Committee Review of the Constitution. The report also incorporated a further recommendation in relation to Article 13 of the Constitution caused by the Openness in Local Government Bodies Regulations 2014 coming into force.

The Executive considered the report and thanked the Audit Committee and the Solicitor to the Council for their work on the Constitution. It was agreed that the Executive Procedure Rules would be amended to formalise current practice in respect of non-Executive councillors speaking at the Executive and to bring together all elements of the Executive Procedure Rules into one comprehensive set of procedures. The Executive also agreed to remove the constitutional requirement for a State of Area address to be received by the Council.

The Executive considered the recommendation regarding the Council's Planning Committee and felt that a 9 councillor committee would be the most appropriate size.

Resolved:

To recommend to Council:

- i. To approve recommendations 1 to 3, 6 to 9 and 11 to 15 contained within the Audit Committee Report into the Constitution and that they take effect from 1 November 2014.**
- ii. To approve, subject to considering the Executive's proposal that the number of Councillors appointed to Planning Committee be set at 9 rather than 10, recommendations 1, 4, 5 and 6 and that they take effect from the Annual Meeting of the Council in the 2015/16 municipal year.**
- iii. To note that the revised Executive Procedure Rules set out at Appendix 8 to the Audit Committee Report have been considered and agreed by the Executive and that they take effect from 1 November 2014.**

Reason for the decision:

To complete the work on the review of the Constitution requested by Council on 29 April 2014.

50. Urgent Item - Selby and District Housing Trust – Amendment to Articles of Association

Councillor M Crane presented the report which requested minor amendment to the Selby and District Housing Trust's (the Trust) Articles of Association following the submission of the Trust's Registered Provider application to the Homes and Communities Agency (HCA). The HCA had proposed the change as part of a process to approve the Trust's application to become a Registered Provider. The matter was urgent because the request had been received since the dispatch of the agenda and the change needed to be considered before the next scheduled meeting in order to meet the HCA timetable for considering the application.

Resolved:

- i. To approve in principle the change, at paragraph 1.2 in the report, to Selby and District Housing Trust's Articles of**

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Association to allow a proposed amended version of the articles to be submitted to the HCA.

- ii. Following approval by the HCA and subject to no further changes, to delegate sign-off of the amendment to the Chief Executive.**

Reason for the decision:

To assist Selby and District Housing Trust with its application to become a Registered Provider of Housing.

The meeting closed at 5.41pm

Selby District Council

REPORT

Reference: E/14/36

Public – Item 4



To: The Executive
Date: 6 November 2014
Status: Key Decision
Report Published: 29 October 2014
Author: Helen Gregory, Policy Officer
Executive Member: John Mackman, Place Shaping Member
Lead Officer: Keith Dawson, Director Community Services

Title: Initial Consultation on the Sites and Policies Local Plan - “PLAN Selby”

Summary:

Following the adoption of the Core Strategy, the Council approved the format, scope and broad content of the Sites and Policies Local Plan for Selby District to cover both site allocations and development management policies (the new Sites and Policies Plan (SAPP) or ‘PLAN Selby’ for short).

A revised timetable for consultation on PLAN Selby was agreed by the Executive on 9 January 2014 in the light of the Legal Challenge to the adoption of the Core Strategy.

The Legal Challenge to the Core Strategy has been dismissed by the High Court on 27th October 2014 and therefore it is proposed to progress that public consultation on PLAN Selby.

This report brings the draft documents to the Executive for their consideration and the Executive is asked to recommend to Extraordinary Council on 18 November to approve the suite of documents for public participation in line with the timetable.

Recommendations:

- i. **Recommend to Council to approve the Draft ‘PLAN Selby’ document and associated documents provided in Appendices A-G for consultation purposes.**
- ii. **Delegate to officers the arrangements for that consultation to take place between 24 November 2014 and 19 January 2015**

- iii. **Delegate to Officers to make any minor amendments required to the documentation for typographical, grammatical or factual or Plain English purposes prior to Council and/or for the purposes of publishing.**
- iv. **Invite Policy Review to provide input to policy development prior to the next stages of consultation as part of the plan preparation process.**

Reasons for recommendation

The Executive is asked to agree the recommendations to enable the Local Plan to be progressed to promote growth to meet the housing needs and economic aspirations for the District.

1. Introduction and background

- 1.1 Following the adoption of the Core Strategy (22 October 2013), the Council approved the format, scope and broad content of the Sites and Policies Local Plan for Selby District (now referred to as 'PLAN Selby') to cover both site allocations and development management policies. It also approved the revised Local Development Scheme (LDS) which is the timetable for progressing the remaining parts of the Local Plan. A revised timetable for this Site and Policies Plan was agreed by the Executive on 9 January 2014 in the light of the Legal Challenge to the Core Strategy. The Plan is currently scheduled for submission by the end of 2016 although delays during the process cannot be ruled out.
- 1.2 PLAN Selby adds flesh to the broad strategic policies in the Core Strategy and will once adopted provide specific sites in the settlements for new development and add detailed (criteria based) policies for Development Management decision making where necessary. PLAN Selby is not intended to cover every eventuality with a specific policy, but to be more streamlined (compared to the 2005 Local Plan).
- 1.3 Like the Core Strategy, PLAN Selby will be assessed by an independent government inspector at an Examination in Public (EIP) against legal compliance and soundness tests. There is a need to ensure that PLAN Selby meets any Duty to Cooperate (DTC) and is positively prepared by ensuring it is informed by proper engagement and a proportionate evidence base as part of preparing the plan.
- 1.4 Previous regulations provided for a formal 'Issues and Options' Stage followed by a 'Preferred Options' stage prior to Publication of a Submission Draft Plan in advance of an EIP. The 2014 regulations allow more flexibility for Councils in how they undertake the plan preparation stages (prior to Submission). Therefore, a suite of draft consultation documents is provided for Executive with a recommendation that they are recommended to be approved for public participation purposes by Council. This will form the 'Initial Consultation' on PLAN Selby, to inform the preparation of the plan alongside on-going evidence base work. It is intended that this Initial Consultation be a broad

ranging one with a later stage of public participation 'Further Consultation' which will include more detailed proposals.

2. The Report

- 2.1 The final PLAN Selby will be adopted as a single policy document which will then form part of the statutory Local Plan for the District alongside the existing Core Strategy (and any other plans such as the Waste and Minerals Plan being progressed by North Yorkshire County Council), PLAN Selby is supported and informed by a suite of other documents. As with the Core Strategy this is a significant undertaking for the Council and requires substantial background work and on-going active engagement with stakeholders both within and outside the District.
- 2.2 As such, PLAN Selby is presented to the Executive with the following (see Appendices):
- A Strategic Environmental Assessment/Sustainability Appraisal (usually referred to just as the Sustainability Appraisal or 'SA') Methodology
 - A Habitat Regulations Assessment (HRA) Screening
 - The Infrastructure Delivery Plan (IDP)
 - A Duty to Cooperate (DTC) Statement
 - An Engagement Plan
 - Frequently Asked Questions
- 2.3 PLAN Selby is also informed by a raft of studies and research that forms the evidence base, for example the Strategic Housing Land Availability Assessment (SHLAA), Parish Services Survey, Employment Land Review, Retail, Commercial and Leisure Study and a District Highways Assessment which are all on-going at this stage. Other studies will be undertaken in due course. The Council is also involved in cross boundary working with adjoining local authorities and other bodies.
- 2.4 This first round of PLAN Selby public participation is very broad. It asks questions about topics and issues, but also invites suggestions for what further evidence may be needed. There are no specific proposals at this stage. However PLAN Selby does invite comments on alternative ways of dividing the Core Strategy housing requirement amongst the Designated Service Villages (DSVs) and asks for comments on a range of existing local plan site specific designations derived from the Selby District Local Plan for example.
- 2.5 Although not part of the PLAN Selby consultation exercise at this stage, a separate Map Book is provided **for information purposes only** showing the pool of potential development sites which have been put forward by landowners and agents/developers as part of the 2013 'Call-for-Sites' exercise. **No judgement** is made on their suitability and they **are not** proposed allocations. A communications strategy is being developed to ensure that this key message is given to residents and Ward Councillors. A Frequently Asked Questions sheet and a Summary Leaflet are being provided

as part of the consultation and a series of events organised (see also Engagement Plan later in this report).

- 2.6 The full Draft PLAN Selby and associated documents are appended for consideration including a Frequently Asked Questions (FAQ) sheet. The remainder of this report highlights the key points, associated evidence work and documents and the next steps for public participation.

PLAN Selby (Appendix A)

- 2.7 PLAN Selby is broken down into key topic areas which cover a wide range of subjects within them:

Topic 1 Providing Homes

This section considers

- the overall number of houses to allocate across the District following an up to date assessment of completions and permissions since the Core Strategy base date
- possible methodologies for deciding how to distribute the housing numbers between the 18 Designated Service Villages and site selection criteria
- options for ensuring delivery over the plan period
- potential areas of search and a criteria based policy for assessing future proposals for traveller pitches

Topic 2 Promoting Prosperity

This section considers

- employment land allocations to provide local jobs and reduce out-commuting
- potential approaches to special policy areas and sites such as the power stations, former mine sites and airfields
- how to strengthen town centres and retain expenditure within the District

Topic 3 Defining Areas for Development and Protection

This section considers

- a Green Belt review, together with a review of Development Limits and Strategic Countryside Gaps
- the review will be undertaken as a joint study and is not part of this initial consultation
- any alterations to Green Belt boundaries must only be made where there are exceptional circumstances and will be considered at later stages

Topic 4 Infrastructure Needs

This section considers:

- the infrastructure requirements to support growth
- how we should seek to ensure infrastructure is provided in step with new development

Topic 5 Climate Change and Renewable Energy

This section considers for example:

- whether any further detailed planning policies are required to improve resource efficiency and support sustainable development
- the potential for local targets for renewable energy, identifying suitable areas for renewable energy schemes, the appropriateness of separation distances and policies for managing the possible conflicts with amenity and landscape

Topic 6 Protecting and Enhancing the Environment

This section considers

- areas for protection for wildlife, built heritage and conservation interests
- Green Infrastructure, recreation and sports/play provision
- Local Amenity Space and Locally Important Landscape Areas

Development Management Policies

2.8 PLAN Selby also considers the need for detailed day-to-day policies for planning decisions. These new style Local Plans do not need to cover every eventuality. PLAN Selby explores the possibilities in the following areas **for example:**

- Housing mix, including local needs for size, type, and tenure
- Specialist housing including rural exceptions for affordable housing, and self-build plots
- Transport issues such as travel plans, parking standards, active traffic management, integrated demand management, capacity improvements, electric vehicle charging points, cycle routes and parking
- Design considerations including density, design benchmarks (BREEAM, Lifetime Homes, Secure By Design etc.)
- Community, Tourism & Leisure such as tourist accommodation, community and sports facilities)
- Development in the countryside topics incorporating new or replacement dwellings and farm diversification.

Proposals for the 3 towns and 18 Designated Service Villages (DSVs)

- 2.9 Within PLAN Selby, a section is included for the 3 main settlements of Selby, Tadcaster and Sherburn-in-Elmet and the 18 Designated Service Villages (DSVs). Whilst there are no site specific proposals at this stage, consideration is given to whether a 'vision' for each of the three towns might be appropriate within the framework of the strategic policies in the Core Strategy. In addition, an indication is given of the scale of new development required over the next decade or so. The document asks how each of the DSVs should be developed.

Proposals Map

- 2.10 Because PLAN Selby (along with the Core Strategy) is intended to replace the old style Selby District Local Plan (SDLP), it is proposed at this stage to consider in general terms the continued relevance of the existing SDLP policies and review the designations on the Proposals Map. As such for each of the 3 towns and 18 DSVs and all the other 'Secondary Villages' a plan is provided and the consultation document asks for any comments on the site specific designations in the SDLP and which should to be taken forward into PLAN Selby. All responses will be considered alongside the further evidence base work which will be required before the next stage when it is envisaged that PLAN Selby will include more specific proposals.

Supporting Information

Sustainability Appraisal and Strategic Environmental Assessment

- 2.11 The Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) is made up of two separate processes but both follow similar steps and so are undertaken together as one process and generally referred to as SA. The purpose of SA is to consider reasonable alternatives and test these to ensure it is the most sustainable plan overall when tested against the indicators in the SA. If there are elements of the SA that indicate something is not the most sustainable, then the SA proposes amendments to the plan. Where amendments are not possible, then the SA recommends measures necessary to mitigate any negative impact it identifies. The SA process is twin tracked with the identifying the issues and options, and instrumental in assessing and selecting the preferred options later in the process.
- 2.12 For this PLAN Selby Initial Consultation, the SA is broad by setting out the proposed assessment methodology that is intended to be used throughout the process. The draft SA methodology is provided at Appendix B. This will be one of the suite of documents as part of this Initial Consultation
- 2.13 One of the legal tests at EIP will be that the SA process has been undertaken properly to inform the outcomes of the plan including appraising the sustainability of reasonable alternatives. It is absolutely key that the SA is demonstrably part of the plan making and decision making process throughout the preparation of PLAN Selby.

Habitat Regulations “Appropriate Assessment” (HRA)

- 2.14 HRA is a different process to SA, as it only considers the impacts of PLAN Selby on the European Designated wildlife sites in or near the District. These are collectively called Natura2000 sites.
- 2.15 HRA considers the physical impacts such as loss of habitat, or the cumulative impacts from increased visitor numbers, or more difficult to define impacts such as effect on migratory routes. The assessment is undertaken in partnership with Natural England.
- 2.16 The first stage of the HRA sets out the screening methodology for assessing PLAN Selby later in the process because at this stage there are no firm policies and proposals in PLAN Selby to test. The draft HRA methodology is provided at Appendix C. This will be one of the suite of documents as part of this Initial Consultation.

Infrastructure Delivery Plan (IDP)

- 2.17 The purpose of the IDP is to assess the capacity for places to absorb new growth in terms of social and physical infrastructure. IDP is not intended to find barriers, but to establish the upgrades and interventions necessary for growth.
- 2.18 The IDP has been developed with infrastructure partner organisations over the life of the adopted Core Strategy and former Site Allocations Development Plan Document (which is not proceeded with and replaced by PLAN Selby). More recently the work the Council has undertaken on the Community Infrastructure Levy (CIL) has resulted in a significant quantity of new information in respect of capacity issues. The infrastructure partner organisations have provided input to the latest IDP for PLAN Selby. Overall, there are no major barriers to growth identified in any of the networks, but there are areas that could benefit from further investment.
- 2.19 The IDP is provided at Appendix D. This will be one of the suite of documents as part of this Initial Consultation.

Duty to Cooperate (DTC) Statement

- 2.20 The Localism Act, 2011, introduced a Duty to Co-operate (the ‘Duty’ or DTC) with other local planning authorities and prescribed public bodies on strategic matters when preparing development plan documents. The National Planning Policy Framework (NPPF) also 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.
- 2.21 The initial DTC statement seeks to set out the 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.

- 2.22 The DTC is separate from other more general statutory requirements concerning consultation and publicity when preparing Local Plans and other required engagement to inform plan preparation. A separate Draft Engagement Plan is provided (see later in this report) which sets out how the Council will seek to involve other bodies and persons in preparation of the Plan.
- 2.23 The Draft PLAN Selby DTC Statement has been developed in association with other LPAs surrounding Selby District and a range of other bodies. The first public draft of the DTC Statement is at Appendix E and will be part of the public participation on PLAN Selby.
- 2.24 At this stage, PLAN Selby does not trigger any legal duty to cooperate under s33A or other NPPF duty relating to strategic matters or strategic priorities. However, the Draft DTC Statement 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.

Engagement Plan

- 2.25 The Council must ensure that the plan has been positively prepared, as well as been subject to on-going engagement. A wide section of the community should be proactively engaged, so that the plan, as far as possible, reflects a collective vision and a set of agreed priorities for the sustainable development of the area.
- 2.26 The Council's Draft Engagement Plan (see Appendix F) sets out the specific actions that the Council will undertake to ensure full engagement with all stakeholders including statutory bodies, public bodies, private bodies and members of the public.
- 2.27 The Engagement Plan follows the principles set out in The Statement of Community Involvement (SCI) adopted in 2007. The SCI sets out a list of the main groups to be involved in the production of the plan. This list is divided into statutory consultees, elected Councillors, partner organisations, adjacent authorities, service providers, local community groups, community engagement forums, and individual residents. However, the particular bodies and persons whom the Council will involve in PLAN Selby's preparation will be those who the Council consider are appropriate to PLAN Selby. The Engagement Plan seeks to describe how the Council will do this and asks for views on the approach.
- 2.28 A key point to note is that engagement is not restricted to the periods of public consultation such as the Initial Consultation now proposed. Engagement is an on-going collaborative process which will be undertaken throughout the plan preparation process and will involve both direct consultation on PLAN Selby itself but also through the evidence gathering work which will inform the plan's policies and proposals.
- 2.29 A Frequently Asked Questions sheet will be also published (and is provided for information at Appendix G) to assist residents and stakeholders as part of the consultation.

Next Steps

- 2.30 It is proposed that the public participation period will be for 8 weeks, rather than the usual 6 weeks (to allow for Christmas and New Year) between 24 November 2014 and 19 January 2015.
- 2.30 In line with the SCI and the Draft Engagement Plan, consultees on the database will be contacted directly and wider publicity will allow everyone to be aware of the plan and become involved. The documents will be available at council offices and libraries and on the Council's website. A comments form will be provided and a series of events will be organised to provide opportunities for people to get further information.
- 2.31 All feedback received will inform the process and plan content as the Council moves through the next stages of plan preparation alongside on-going and further evidence work.

3. Legal/Financial Controls and other Policy matters

Legal Issues

- 3.1 As with the Core Strategy an independent Inspector will examine the Plan against the legal compliance (including the Duty to Cooperate) and the other tests of soundness. The plan must be positively prepared and as such the public participation and other on-going engagement is an essential part of the process.

Financial Issues

- 3.2 Costs of consultation are covered already within the existing LDF Budget.

Impact Assessment

- 3.3 An impact screening is not needed at this early stage. This will be undertaken later when firmer proposals and policies are being developed.

4. Conclusion

- 4.1 Overall, at this stage, the Initial Consultation on PLAN Selby is a broad "fact finding" and probing document to gather opinions as to how to develop the plan.
- 4.2 The Executive is asked to agree the recommendations to enable the Local Plan to be progressed in line with the Local Development Scheme to support the delivery of the Council's Core Strategy to promote growth to meet the housing needs and economic aspirations for the District.

5. Background Documents

- Selby District Core Strategy Local Plan, October 2013 www.selby.gov.uk/corestrategy
- National Planning Policy Framework (NPPF), March 2012 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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Appendices:

- Appendix A Draft Initial Consultation PLAN Selby (including Appendix 2 – a separate document containing Maps)*
- Appendix B Strategic Environmental Assessment and Sustainability Appraisal (SEA/SA)*
- Appendix C Habitats Regulations Assessment (HRA)*
- Appendix D Infrastructure Delivery Plan (IDP)*
- Appendix E Draft Duty to Cooperate (DTC) Statement (including Annex 4 which is separate)*
- Appendix F Draft Engagement Plan*
- Appendix G Frequently Asked Questions (FAQs)*

PLAN Selby

Delivering the Vision

The Sites and Policies Local Plan (SAPP)

Initial Consultation

24 November 2014 to 19 January 2015



DRAFT

Foreword

Selby District Council is committed to delivering quality homes and services for our residents. To do this we need to grow as a District and deliver new jobs, places to live, work and have fun. This consultation on PLAN Selby asks you, our residents and stakeholders, how we can best deliver this commitment to encouraging sustainable growth, to create wealth, homes and jobs. A key facet of this is ensuring that we work with you to deliver the best deal for the area. Selby is open for growth and improvement and we want to deliver this in partnership with our communities.

Our Core Strategy has set us the task of delivering 7200 new homes by 2027. However, we know that simply building new houses is not enough, as an authority we need to make sure these homes are supported with jobs, education, health and leisure facilities, all the things that make a place 'a great place to live'. To deliver this vision we need to take a holistic view of the land available in the district, to decide the best locations for growth and mix of uses in different areas. Protecting our green spaces and maintaining the rural nature of much of our area is also essential.

This consultation is the first stage in our on-going dialogue with you about how we can best develop Selby District as the brilliant place it is and deliver quality homes, jobs and services into the future. The consultation asks for your opinion on how we deliver this vision. We hope that you will take the time to respond to it and help us move forward.

We are very clear that for this vision to work effectively, we need your support. The responses to this consultation will help inform our work, shape the district for the future and underpin the way settlements will grow in practice. We look forward to hearing your views on these subjects and we would like to thank you for taking the time to participate.

What's happening? How do I find out more?

We are consulting you on this Initial Consultation Paper for *PLAN* Selby.

We are publishing this paper and associated documents to get comments from you.

This paper sets out what we think are the key issues for the planning of the whole of Selby District and how we can deliver things like the jobs and homes that are needed.

It is a planning policy document which will help shape the District over the next decade or so.

The document is split into topics and highlights the key facts and questions about which we want your views.

There is also a Frequently Asked Questions document and a Summary Leaflet which provide further information.

We will be holding some events during the consultation period where you can speak to us in person about *PLAN* Selby.

Further information and all the documents can be found on the *PLAN* Selby webpage at www.selby.gov.uk/PLANSelby

The period for accepting comments is
24 November 2014 to 19 January 2015

DRAFT

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<ul style="list-style-type: none"> • Call for Sites Booklet (Map Book) • Sustainability Appraisal (SA/SEA) • Habitats Regulation Assessment (HRA) • Duty to Cooperate Statement • Engagement Plan • Infrastructure Development Plan 	

For Evidence Base see Chapter 6

How to Submit Comments

The Initial Consultation document and associated documents are available to view and download from the Council's website at www.selby.gov.uk/PLANSelby.

They are also available to view at the Council's 'Access Selby' Contact Centre in Selby and at libraries throughout the District during normal hours.

A series of questions (in blue boxes) are posed throughout the document in order to focus comments, and it would be helpful if you would refer to these in your response to enable efficient analysis. **You don't have to answer all the questions – just those that are important to you.**

We prefer electronic copies of comments such as e-mail and 'MS Word' documents.

It would be helpful too if you use the simple form provided to ensure we get all your contact details. Please provide your name and address and an email contact so that we can contact you about further stages. The form is available as an electronic copy on the website at www.selby.gov.uk/PLANSelby which can be downloaded, completed and submitted by email or hard copies can be obtained from Access Selby or at local libraries.

Please send email responses to ldf@selby.gov.uk

Alternatively there is an online survey that you can complete which can be found at xxxxx.

However if you do not have access to a computer and would prefer to post or fax your comments we will accept non-electronic versions.

Please post comments to:

Policy and Strategy Team

Selby District Council

Doncaster Road

Selby, YO8 9FT

Or fax them to: 01757 xxxxxxxx

If you would like any further information go to the webpage or email us at ldf@selby.gov.uk or telephone us on 01757 292034 to speak to someone.

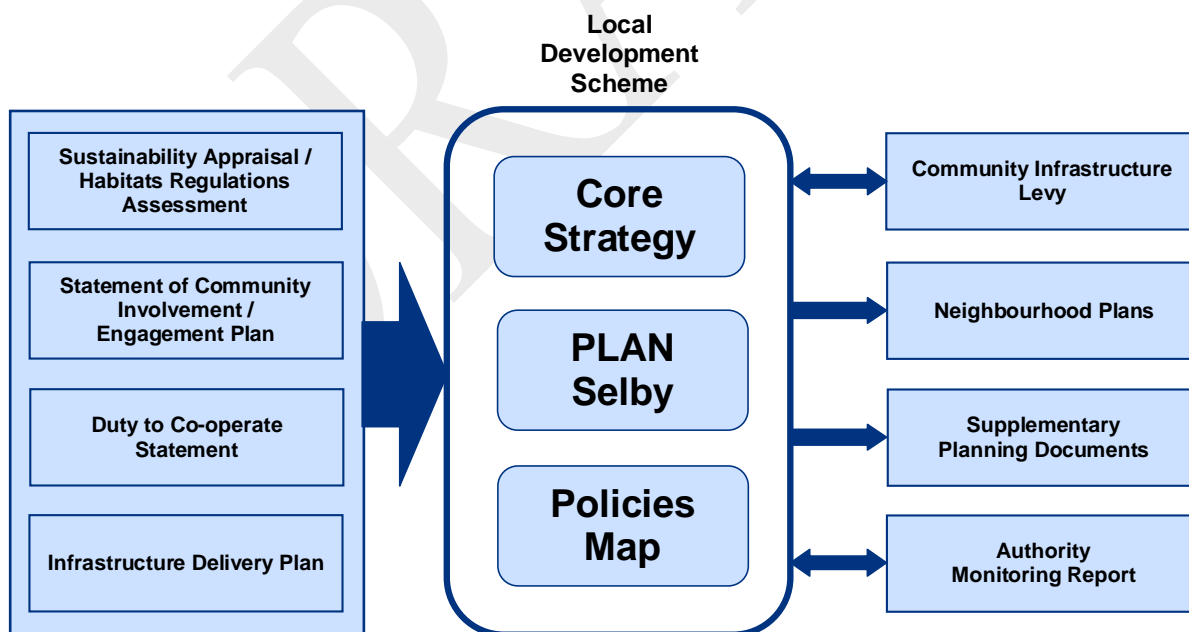
All comments must be made in writing (hard copies or email or via the online survey) if they are to be considered. Your comments and some personal identifying details will be published in a public register and cannot be treated confidentially. Where practical, personal identifiers may be redacted, but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

We must receive your comments by 5pm on 19 January 2015

Chapter 1 Introduction

- 1.1 After working with local people and businesses over a number of years, the Council adopted its new ‘Core Strategy’ in 2013, this sets out the long term vision and framework to develop Selby District.
- 1.2 The Selby District Core Strategy sets the vision for the District that:
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 dependant on surrounding towns and cities.
- 1.3 The Core Strategy provides a number of broad strategic policies on how new development will be promoted to meet the vision. Now, this Sites and Policies Local Plan – **PLAN Selby** is being developed to deliver that strategy and provide more detailed policies. As well as linking to the Core Strategy, PLAN Selby also links to a range of other documents. The diagram below sketches out those relationships, but for further information see Appendix 1 on Plan Making.

Figure 1 Local Plan Documents



- 1.4 PLAN Selby will add more specific development proposals, such as identifying sites for housing, employment and other land uses, as well as setting out policies for determining planning applications. The Core

Strategy and PLAN Selby will together be the new comprehensive Local Plan¹ against which planning applications will be determined. Planning applications will also be assessed in line with national policies².

- 1.5 Preparing PLAN Selby will take time because we need to consider the issues and assess the options for how we deliver the new sites and policies. We need to collect information and take into account views from people and organisations that will be affected by PLAN Selby before any final decisions are made.

Key Facts

The process of preparing PLAN Selby for the whole of the District is at a very early stage and we want to get your views now in order to help shape and develop Selby District.

The information we get from you will be taken into account alongside other research that needs to be undertaken. So, this Initial Consultation paper seeks to identify the key planning issues which PLAN Selby needs to consider to shape the future of the District.

At this stage, PLAN Selby does not develop any new policy or select sites to allocate – that will happen at later stages.

How we decide what goes in to PLAN Selby

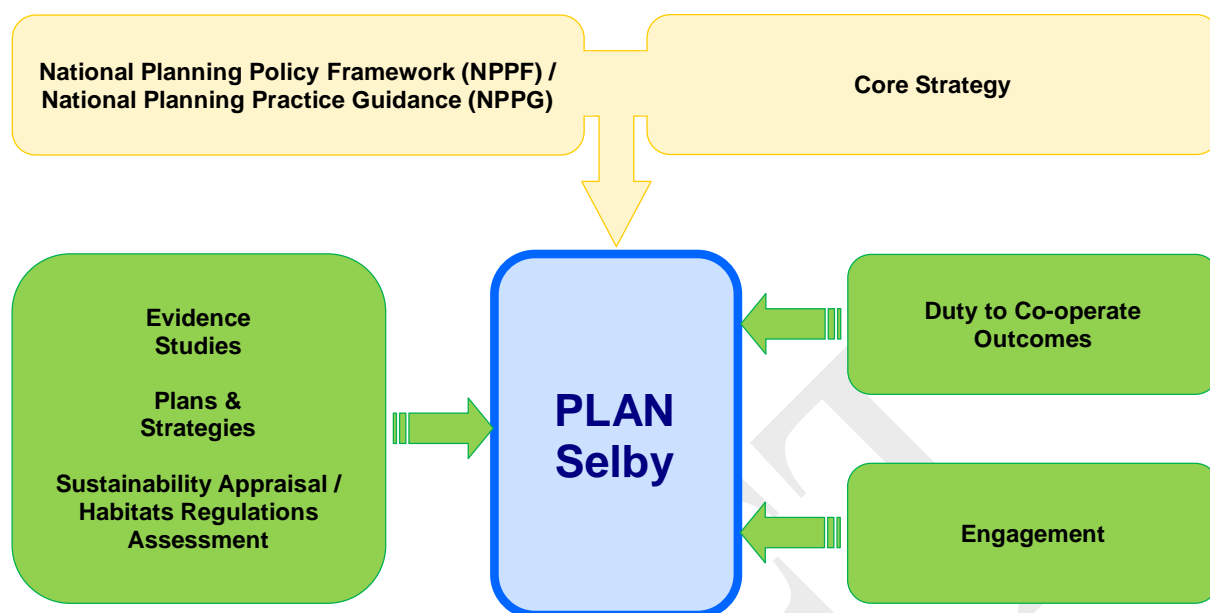
- 1.6 PLAN Selby must consider the ways we can deliver what is set out in the Core Strategy. It must also take into account information gathered locally - the 'evidence base' and views from local people, statutory bodies, other groups and businesses - the 'stakeholders'. While the content of PLAN Selby will be decided locally it must also be in line with national policies and be subject to rigorous testing to ensure the best options are chosen.

See Engagement Plan [hyperlink](#) which sets out how we will be working with all stakeholders to prepare PLAN Selby

¹ Along with any other plans such as Minerals and Waste Local Plans

² National Planning Policy Framework (NPPF)

Figure 2 Plan Preparation



This Plan will Deliver the Vision for the District.

How will it do that?

- 1.7 In broad terms PLAN Selby will identify sufficient sites to accommodate the development needs identified in the growth vision as set out in the Core Strategy.
- 1.8 At this stage it also considers whether there should be a more detailed 'Vision' for each of the three settlements of Selby, Sherburn in Elmet and Tadcaster within the context of the Core Strategy framework.
- 1.9 PLAN Selby may also identify land or policies for other specific development needs such as:
- **Providing Homes** – creating new homes within the District,
 - **Promoting Prosperity** – new employment development, creating new jobs and improving town centres.
 - **Defining areas for Promoting Development and Protecting Key Assets** – considering Development Limits, Strategic Countryside Gaps and the Green Belt including land to protect for future development (Safeguarded Land).
 - **Infrastructure Needs** – seeking to ensure growth is supported by essential infrastructure such as transport and community services.
 - **Climate Change and Renewable Energy**

- **Protecting and Enhancing the Environment**
- **Development Management Policies** – consider the need for detailed policies for site specific designations as well as the need to review broader development management policies to assist in assessing planning applications.

All these topics are considered later in this document.

There is also a Glossary at the back which explains what these terms mean.

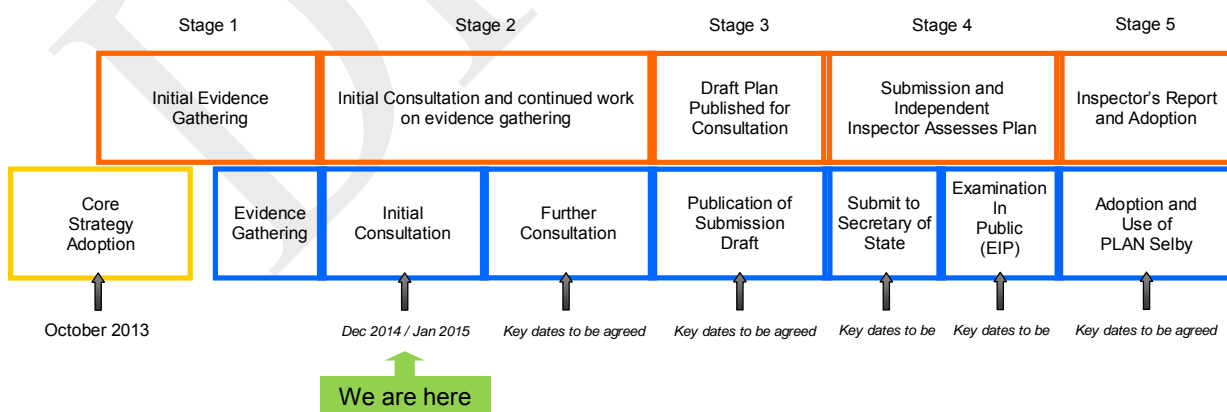
How you can help shape PLAN Selby

- 1.10 Public participation is essential if PLAN Selby is to be successful. It is recommended that the Core Strategy³ is read to find out what strategic decisions have already been made – PLAN Selby is not an opportunity to review those decisions. Instead, PLAN Selby is about filling in the details. You can help decide what we concentrate on so we can make a plan that addresses the key issues facing the District, and leave out those issues that do not need to be addressed
- 1.11 PLAN Selby must deliver what's set out in the Core Strategy. We must develop options for how to deliver that strategy. We need to take account of government policies and collect data about issues and get views from you.
- 1.12 This Initial Consultation is about getting your views on the issues. This is not the only opportunity you will have. We will be speaking to lots of people and groups throughout the whole process of PLAN Selby.
- 1.13 The overall process of preparing PLAN Selby is set out by the government and Figure 3 below gives you an overview of the legal process.

³ [Add hyperlink](#)

<p>Key Facts - Plan Making Process</p>
<p>Government guidance sets out the key stages in developing the Local Plan – shown in the orange boxes in Figure 3:</p> <p>The Act and relevant Regulations, set out the statutory stages of plan preparation, publication of a draft Plan and formal Submission of what the Council considers to be a ‘sound’ plan to the Secretary of State for independent assessment at an Examination in Public.</p>
<p>The Council have decided to undertake plan preparation in a number of stages within that framework and those stages are shown in in blue boxes in the diagram</p>
<p>The process is shown in Figure 3</p>
<p>Further information explaining the Plan making process can also be found at Appendix 1</p>

Figure 3: Stages of Local Plan Production



- 1.14 The Council has already started work on Stage 1⁴ with evidence gathering beginning in 2013. This consultation forms part of Stage 2. Within Stage 2 the Council propose to engage with stakeholders through publishing this **Initial Consultation** paper and inviting comments. The outcomes of this early public participation, other on-going engagement and the further evidence work will be taken into account in preparing the **Further Consultation** programmed for next year as part of Stage 2.
- 1.15 The Council's staged approach will ensure that PLAN Selby is positively prepared taking into account the participation with stakeholders and proportionate evidence prior to formal Publication of a Draft PLAN Selby for Consultation (Stage 3) and formal Submission to the Government for Examination (Stage 4).

Further information on the next steps is set out in Appendix 1 so that the formal arrangements of plan making are met by the Council.

Format of this Initial Consultation Document

- 1.16 This Initial Consultation asks a series of questions and some possible solutions to what the Council considers are the key topic areas to deliver the growth and vision for development in the District. It sets out what evidence we need to gather so that policies and designations can be made robustly in later stages. This covers the following:

- The suggested Aims and Objectives are set out in Chapter 2. **HYPERLINK**
- The key issues and topics are set out in Chapter 3 **HYPERLINK**
- Chapter 4 looks at the Development Management policies which might be needed to support growth. **HYPERLINK**
- Chapter 5 considers each settlement where growth is needed **HYPERLINK**
- Chapter 6 looks at the evidence base which might be needed to support growth. **HYPERLINK**

⁴ See also Chapter 6 – Evidence Base

Key Facts – Initial Consultation

It is **broad brush** at this stage and the Council is developing further evidence to inform decisions that may be made on complex issues as the document progresses.

This document asks **lots of questions seeking your views about the big issues** we need to make decisions about.

Look at the front of this document to see **how you can submit comments** to us.

There will be **further opportunities** to be involved in preparing PLAN Selby at later stages

Testing the Impacts of the Plan's Proposals

1.17 There are other parts of the preparation process which are fundamental to developing the right PLAN Selby. These are summarised below but you may also wish to have a more detailed inspection of the separate accompanying documents which support this Initial Consultation.

Sustainability Appraisal

1.18 Processes called Strategic Environmental Assessment and Sustainability Appraisal (SEA/SA) are undertaken alongside plan preparation to help to guide its development and inform the policy approach (for ease they are referred to collectively as the Sustainability Appraisal in this document).

1.19 Sustainability Appraisal considers the environmental, social and economic impacts that PLAN Selby would have if it were to be used, and the Sustainability Appraisal process does this through a thorough assessment of the draft plan and reasonable alternatives. This builds upon work already completed as part of the Core Strategy supporting documents.

1.20 The Sustainability Appraisal process continuously informs the preparation of PLAN Selby at all stages. Therefore at each stage of plan making the Sustainability Appraisal will also be updated and should be read in conjunction with the main PLAN Selby document.

1.21 At this stage we are 'scoping' the Sustainability Appraisal and establishing a baseline position. Because this Initial Consultation does not set out any specific proposals, the Sustainability Appraisal Report which accompanies this consultation simply sets out a methodology for the next stages.

More detail on the process is contained in the Sustainability Appraisal which accompanies PLAN Selby, and which can be found at [HYPERLINK](#)

Q1 Please refer to the Sustainability Appraisal report [hyperlink](#).

Please let us have your comments on the objectives and approach.

Habitats Regulations Assessment

1.22 The Habitats Regulations Assessment (HRA) is a separate regulatory requirement which must also be carried out and its main purpose is to ensure that the plan will not result in an adverse effect on the integrity of a 'European designated site'. These designated sites are internationally important for nature conservation and wildlife and are sometimes also referred to as Natura2000 sites.

1.23 At this stage, the Council is developing the methodology to allow the first stage ('screening') to happen which will identify if a more thorough, 'appropriate assessment' is required.

More detail on the HRA process may be found in the separate document that accompanies PLAN Selby and can be found at [HYPERLINK](#).

**Q2 Please refer to the Habitat Regulations Assessment report [hyperlink](#).
Do you have any comments on the screening methodology?**

The Duty to Cooperate

1.24 The duty to cooperate was created in the Localism Act 2011 and places a legal duty on local planning authorities to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation relating to strategic matters. The duty to cooperate applies to strategic issues which have significant impacts affecting two or more local authority areas.

1.25 The Council continues to participate in cross-boundary planning and this early Initial Consultation stage provides an opportunity for all partner bodies and other stakeholders to provide their views, and identify any strategic issues which they consider ought to be addressed.

1.26 The 'Duty to Cooperate Statement' which accompanies this Plan is considered to be a 'live' document which will be updated on an on-going basis to demonstrate how the Council has and is fulfilling its duty throughout the plan preparation process from the very earliest stages to formal Submission to the Secretary of State. Once preparation is complete the Council will monitor how the duty is being fulfilled through the Authority Monitoring Report which is published annually.

1.27 A 'Duty to Cooperate Statement' has been developed in association with other Local Authorities and relevant bodies in the Leeds City Region and the North Yorkshire and York sub-area. It sets out what the Council considers to be strategic priorities, which would trigger 'the duty' as well as other cross boundary issues which may affect other Local Authorities and relevant bodies.

More detail on the Duty to Cooperate process may be found in the separate Duty to Cooperate Statement that accompanies PLAN Selby and can be found at [HYPERLINK](#).

**Q3 Please refer to the Duty to Cooperate Statement [hyperlink](#).
Please let us have your comments on the Duty to Cooperate Statement.**

The Engagement Plan

- 1.29 We need your views on all aspects in order to move forward. With this in mind, the Council is keen to involve as many relevant people and organisations as possible in the most effective way possible in view of limited resources.
- 1.30 As such the Council has developed the '**PLAN Selby, SAPP Engagement Plan**'. This sets out (in line with the already adopted Statement of Community Involvement (SCI))⁵ how we are positively seeking the involvement of all stakeholders including statutory bodies, developers, infrastructure providers, land owners, other interest groups, and of course the public who will ultimately benefit from growth. This includes working with our local authority neighbours and Duty to Cooperate bodies, infrastructure service providers, Town and Parish Councils, and the five Community Engagement Forums (CEFs).

**Q4 Please refer to the SAPP Engagement Plan [hyperlink](#).
Please let us have your comments on the planned approach to ensuring PLAN Selby is positively prepared.**

⁵ SCI see www.selby.gov.uk

Chapter 2 Key Aims and Objectives of PLAN Selby

- 2.1 The aims and objectives of PLAN Selby must align with the visions for growth already established in the Core Strategy and accord with national policy⁶ and associated guidance⁷.
- 2.2 The Core Strategy defined the Council's Vision, Aims and Objectives⁸ and the objectives are reflected in that spatial strategy and the Core Strategy Policies.
- 2.3 Within that framework, PLAN Selby should define its own vision, aims and objectives and the following are suggested:

PLAN Selby's Vision is the same as the Core Strategy's of:

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 dependant on surrounding towns and cities.

The suggested Aims and Objectives for PLAN Selby are:

Aim

- To make Selby District a great place to do business, to enjoy life and make a difference in line with the Corporate Plan⁹
- To deliver the Core Strategy growth in a sustainable manner consistent with national policy and local evidence.

Objectives

1. To deliver new development sites (allocations) for housing and employment needs and other uses (for example town centre uses)
2. That site selection procedure will include consideration of sustainability objectives
3. To translate strategy into place-specific policies and proposals to promote growth and to protect assets
4. To set up to date Green Belt Boundaries to endure beyond the life of this plan, and designate Safeguarded Land
5. To set new area-based policies and boundaries (such as Development Limits and town centre boundaries) if found to be needed.

⁶ National Planning Policy Framework (NPPF), March 2012 and Technical Annexes [HYPERLINK](#)

⁷ For example, National Planning Practice Guidance (PPG), online [HYPERLINK](#)

⁸ See Selby District Core Strategy, 2013, Vision, Aims and Objectives [HYPERLINK](#)

⁹ [SDC Draft Corporate Plan, 2015-2020](#)

6. To provide detailed policies/designations on specific topics (such as Climate Change and Renewable Energy, Rural Affordable Housing Exceptions Sites and Travellers) where appropriate
7. To set criteria-based policies only where necessary in order to avoid an overly-detailed plan or too many policies with little relevance.

Q5 a) Are these the right objectives?

b) Are there any others which should be included?

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Chapter 3 Key Issues

- 3.1 The Adopted Core Strategy has made the key strategic policy decisions and the Plan is being developed to implement the Core Strategy. This chapter seeks to bring together in one place all the remaining issues and some options, linking related topics where helpful. Your comments will help to steer the content of the Plan as it progresses.
- 3.2 This Initial Consultation focusses Six Key Topic areas which are discussed in turn in this chapter:
- **Topic 1** **T1** **Providing Homes**
 - **Topic 2** **T2** **Promoting Prosperity**
 - **Topic 3** **T3** **Defining Areas for Promoting Development and Protecting Key Assets**
 - **Topic 4** **T4** **Infrastructure Needs**
 - **Topic 5** **T5** **Climate Change and Renewable Energy**
 - **Topic 6** **T6** **Protecting and Enhancing the Environment**

- Q6**
- a) Are these the right topics?
 - b) Is this a comprehensive list?
 - b) Which ones are most important and which ones are less relevant?

We have posed some questions on the topics which we think need addressing

It would help us if you refer to these when you make comments, but you don't have to answer all the questions

If you think there are issues that we have missed or have other ideas please let us know about these as well

PLAN Selby considers the above topics in turn for convenience. They are not stand alone and there are clearly issues which overlap and cannot be separated. For example, the way in which the three main settlements of **Selby, Tadcaster and Sherburn in Elmet** develop over the plan-period should be considered as a whole and therefore **Chapter 5 – Settlements** discusses whether PLAN Selby should develop 'visions' for the towns.

T1 Providing Homes

Issues:

- **Housing Land Requirement, How much and Where?**
- **Rural Affordable Exception Sites**
- **Travellers**

Key Messages

- The Core Strategy sets the need to deliver **7200 new homes** across the District over a **16 year period to 2027**.
- This means there is the need to **allocate** enough land to accommodate at least this growth.
- Not only is there the need to allocate enough land, we need to ensure that these new sites are **built on** to provide at least 450 new homes per year.
- The Core Strategy sets out the **settlement hierarchy** for where this new development will go.
 - For each of the 3 towns of Selby, Tadcaster and Sherburn in Elmet the Core Strategy already provides broad targets.
 - For the 18 Designated Service Villages the Core Strategy provides an overall target
- Therefore, this section of PLAN Selby covers in detail the issues **around how the precise amount and location of new allocations should be decided for each town or Designated Service Village**.
- Rural Affordable Housing Exceptions Sites - how can we provide some small scale schemes in villages to meet local needs?
- Gypsy & Travellers – the Plan must consider local policies and ultimately find new sites for the travelling community

Key Questions

- How much growth in each settlement? What method should be used?
- How much additional land could or should be allocated beyond that required for the number of homes need to give flexibility in the market and ensure that the required quantum of houses are BUILT over the duration of the plan?
- Should Market Housing be considered on Rural Exception Sites? If so, on what basis?
- How do we meet the pitch needs of the travelling community?

Issue Precise scale and location of allocations in settlements

The Issue

3.3 The spatial distribution of housing development is established in the Core Strategy through the settlement hierarchy. Overall there is a need for 450 dwellings per annum, and 7200 in the plan period – 2011 to 2027. (Core Strategy Policy SP5 provides further detail).

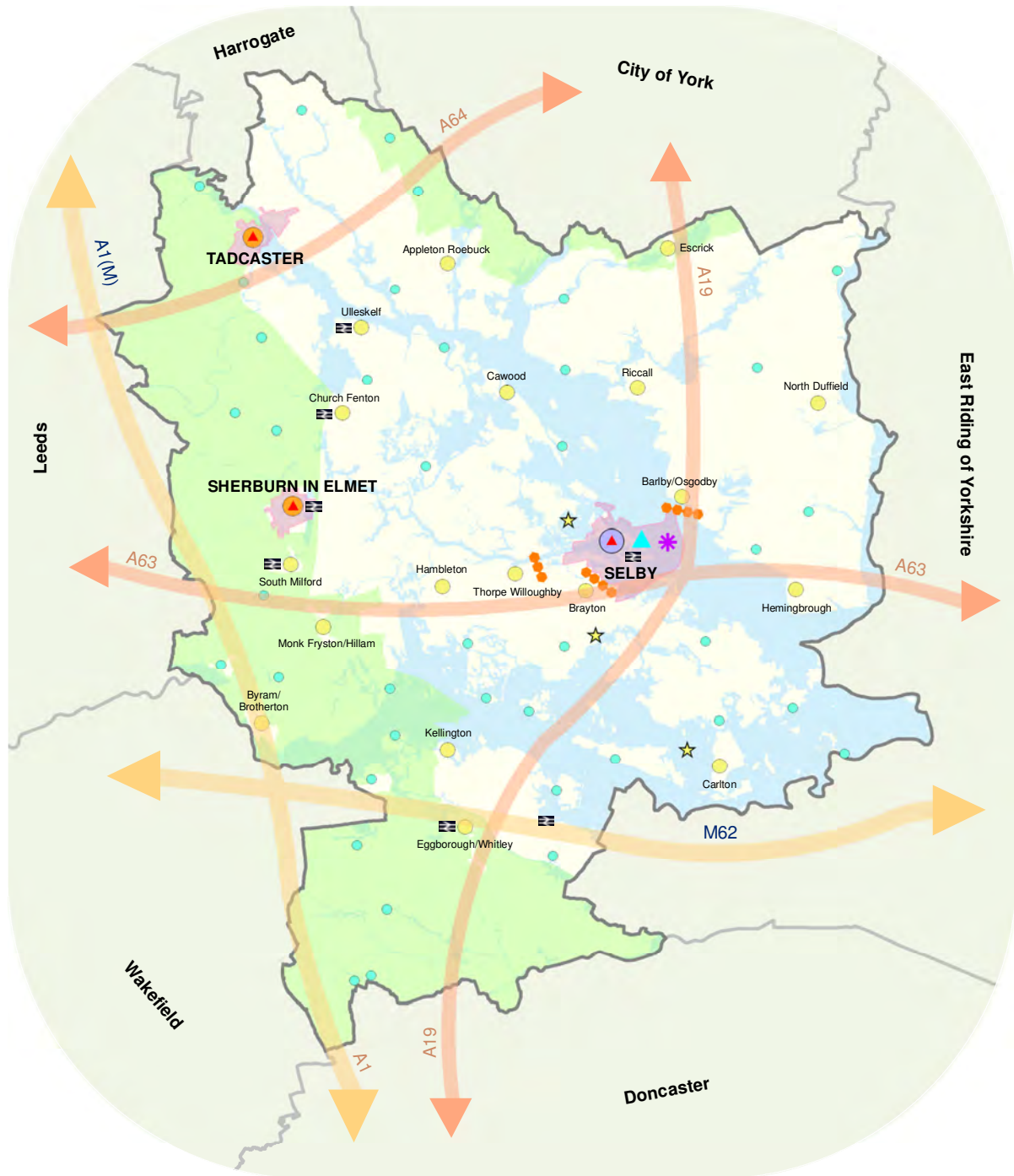
3.4 New development will be focussed in Selby as the Principal Town, with the Local Service Centres of Tadcaster and Sherburn in Elmet having smaller allocations to meet local needs; the remainder of new homes will be provided in the 18 Designated Service Villages (DSVs) of:

Appleton Roebuck	Hambleton
Byram/Brotherton*	Hemingbrough
Barlby Village/Osgodby*	Kellington
Brayton	Monk Fryston/Hillam*
Carlton	North Duffield
Cawood	Riccall
Church Fenton	South Milford
Eggborough/Whitley*	Thorpe Willoughby
Escrick	Ulleskelf

* *Villages with close links and shared facilities*

3.5 The spatial distribution of new housing is illustrated in the Key Diagram of the Core Strategy as reproduced below.

Core Strategy Key Diagram



- | | | |
|------------------------------------|-----------------------------|--------------------------|
| Main Routes | Railway Stations | Urban Areas |
| Secondary Routes | Principal Town | Selby District Boundary |
| Strategic Mixed Development Site | Local Service Centres | Green Belt |
| Existing Gypsy and Traveller Sites | Designated Service Villages | High Flood Risk - Zone 3 |
| Primary Retail Area | Secondary Villages | |
| Town Centres | Strategic Gap | |

- 3.6 The table below shows how the Core Strategy splits the housing requirement according to the settlement hierarchy.

Key Facts

The actual amount of development in each of the Designated Service Villages remains to be established through PLAN Selby

Questions about how the calculation is taken forward is part of this consultation

TABLE 1 Core Strategy Policy SP5

(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

Notes to Policy SP5:

¹Commitments have been reduced by 10% to allow for non-delivery.

²Corresponds with the Contiguous Selby Urban Area¹⁰ and does not include the adjacent villages of Barlby, Osgodby, Brayton and Thorpe Willoughby.

³Contribution from existing commitments only.

⁴Totals may not sum due to rounding

⁵Target Land Supply Provision (450 dwellings per annum x 16 years) See also Policy SP6 for explanation about phasing of sites and redistribution of housing growth in the event of a shortfall in delivery at Tadcaster.

⁶450 dpa is the minimum to be provided on 'planned-for' sites (target completions). These 'planned-for' sites comprise both the existing planning permissions at the time of the site allocations plan, and new allocations. In addition to the planned-for 450 dpa target, additional development will take place on other non-planned (windfall) sites which will significantly boost housing completions. Based on the weakest performance of recent years this will be at least 105 dpa, and may be much higher.

The Core Strategy also says:

- In Selby 1000 dwellings will be delivered through a mixed use urban extension to the east of the town (Olympia Park).
- Smaller scale sites within and/or adjacent to the boundary of the Contiguous Urban Area of Selby to accommodate a further 1500 dwellings will be identified.
- Options for meeting the more limited housing requirement in Sherburn in Elmet and Tadcaster will be considered.
- Allocations will be sought in the Designated Service Villages where local need is established through a Strategic Housing Market Assessment and/or other local information. Specific sites will be identified.

How then should we determine the precise amount of new housing allocations needed in PLAN Selby?

3.7 As a starting point, the Core Strategy sets out how the level of allocations needed to be identified in this Plan will be calculated, by taking into account:

- Completions: The number of dwellings built since the start of the Core Strategy plan period (1 April 2011), and
- Outstandings: Those existing, deliverable un-built planning permissions from the '5 year land supply'

¹⁰ Defined in the Core Strategy

3.8 Clearly there has been development in the period between the 2011 base date of the Core Strategy (the start of the plan period) and the preparation of this Plan which must be taken into account in deciding on the allocations.

3.9 Therefore, it is proposed to use the start date of **31 March 2015** as the baseline for the final Sites and Policies Plan as this will provide the most up to date monitoring information available at the time of setting out more detailed proposals later in 2015. The base date will then remain as this date when we Submit the Plan for Examination and endure for the life of the plan.

3.10 To work out an indicative figure for how much land we need for new housing we need to use a clear methodology to take account of those 'completions' and 'outstandings' described above.

3.11 Table 2 shows **for illustrative purposes only at this stage** the broad amount of new allocations in each tier of the settlement hierarchy
The amount of new allocations potentially required is shown in **Column E**.
This is calculated by:

1. starting with the requirement at commencement of the Plan period of 2011 (Column A)
2. then taking off what's been built in the intervening years between 2011 and 2014 (Columns B1, B2 and B3), then
3. taking off the actual number of units which have outstanding planning permission as at 31 March 2014 (Column C).

*Note that the table shows figures only **up to 2014** (the latest figures available) at this stage - so the figures are **only indicative and will change** when we update them in 2015.*

3.12 The resultant figure from this calculation for level of allocations is shown in Column D, but because the Plan does not deal with precise figures the final figure is rounded (Column E).

*Note that **in March 2015 when the new data is available**, the calculation, and table will be updated and there will be an additional year to include and therefore an extra column (B4) to add.*

Calculation for Allocations

New Allocations = Housing Requirement minus Built and Existing Planning Permissions

$E = A \text{ minus } (B+C)$

so

$E = A - (B1+B2+B3 (+B4) + C)$

- 3.13 It should also be borne in mind that this broad approach will be subjected to further analysis and testing of the suitability (available, deliverable and viable) of all the sites which will contribute towards delivering the housing needs. *See also sections below dealing with site selection*
- 3.14 Using the calculation, the figures in the table show that currently:
- Out of the 7200 homes needed between 2011 and 2027 across the District, some 777 homes have already been built, another 1260 homes have outstanding planning permission, leaving at least 5000 homes requiring new allocations.
 - Of these 5000,
 - At least 2500 will be in Selby Urban Area - but of those, about 1000 are already allocated at Olympia Park
 - another at least 1170 dwelling are to be provided on new sites in the Local Service Centres of Tadcaster and Sherburn in Elmet (at least 470 and 700 respectively)
 - And the remaining at least 1330 dwellings need to be divided amongst the 18 Designated Service Villages

Key facts

- These are only indicative figures at this stage
- They are proposed to be updated in 2015 and will therefore change
- The Plan is still to decide how the numbers are spread across the 18 Designated Service Villages - this is a key question in this consultation

Table 2 : INDICATIVE Amount of New Allocations Needed in PLAN Selby

	Core Strategy Policy SP5 (base date at 1 April 2011)		SAPP (updated to 1 April 2014)					
		A	B1	B2	B3	C	D	E
	% of overall requirement	Minimum Requirement 16 years Total 2011-2027	COMPLETIONS between 1 April 2011 and 31 March 2012	COMPLETIONS between 1 April 2012 and 31 March 2013	COMPLETIONS between 1 April 2013 and 31 March 2014	Outstanding plots with PP 31 March 2014 *	New Allocations needed (dwellings)	New Allocations needed (dwellings) rounded
Selby Urban Area**	51	3700	106	90	180	858	2466	2500
Sherburn in Elmet***	11	790	73	5	2	7	703	700
Tadcaster	7	500	0	2	3	25	470	470
Designated Service Villages	29	2000	136	112	68	370	1314	1330
Secondary villages****	2	170	-	-	-	-	-	-
TOTAL	100	7200	315	209	253	1260	4953	5000

NOTES TO TABLE:

*The actual number of outstanding permission is higher, but figures are discounted by 10% for potential non-delivery.

**includes Olympia Park Strategic Development Site.

***There are already existing planning permission for 718 dwellings in Sherburn in Elmet - this will be accounted for in the 2015 column B4 when the base date is reached

****The SAPP will not allocate in Secondary Villages.

- 3.15 Any planning permissions after the updated base date of March 2015 will count as ‘windfalls’ which will not reduce the amount to be allocated, but be additional to the planned-for sites. *Section 5 and Appendix C of the Core Strategy explain the role of windfalls.*
- 3.16 The Core Strategy targets above form the basis of this Initial Consultation, but as more evidence is brought to light as the Plan progresses (for example the new Strategic Housing Market Assessment (SHMA) which is programmed for later this year), there may need to be adjustments made to the targets.

Q7 Do you agree with the proposed approach to the base date?

Q7b Do you agree with the broad principles of the calculation method?

Overall amount to allocate

- 3.17 The broad targets for the amount of housing established in the Core Strategy are **minimum** targets. It is important that the Plan provides sufficient flexibility to deliver the targets over the plan period.
- 3.18 Although the final Plan will only include those sites that are available, deliverable and viable, there is always the potential for changes to circumstances over the life of the Plan (for example updates to flood risk zones). Although targets are rounded up, and site numbers are indicative (meaning actual delivery on some sites could be more than the indicative numbers), there is a possibility that some sites may not be delivered over the duration of the plan.
- 3.19 The Council could consider allocating additional land to compensate for such possibilities. This would help sustain a five year housing land supply whilst adding choice and flexibility, ensuring delivery of the housing requirement by 2027.
- 3.20 The NPPF requires the Council to demonstrate a 5-year supply of housing sites, and if those sites don’t come forward then the Council must rectify the supply. The methodology and process for this annual calculation is different to the allocation of sites in the Plan, and is set out in the Annual Authority Monitoring Report, available on the Council’s website www.selby.gov.uk. AMR [link to be added before publication](#)
- 3.21 However, where the Plan can help that five year housing land supply process is by providing a “buffer” by discounting the expected contributions from planning permissions by 10% for non-delivery (consistent with the Core Strategy). This has already been done in the table above.
- 3.22 Another way to help ensure delivery of the overall target is to **over-**

allocate by a given percentage buffer to allow for any non-delivery on the allocations.

- 3.23 Other suggestions about how the Plan could seek to provide the best opportunities to ensure delivery include:
1. allocating larger sites than required to provide additional delivery that provides additional choice for buyers and enables a number of developers on site to boost housing delivery.
 2. allocating sites the Council knows are not available immediately due to physical or ownership constraints, but will be available later in the plan period, giving time to work with landowners and bring sites forward.
 3. establishing additional contingency site allocations that could be released later in the plan period in the event of non-delivery, or to maintain a five year housing land supply if delivery occurs too quickly on the main allocated sites.
 4. providing a range of site sizes to allow a variety of house builders to be active in delivery.

Q8a Should PLAN Selby over-allocate to allow for any non-delivery on the allocations? By what method and by how much?

Q8b How should PLAN Selby seek to allocate sites in such a way as to secure delivery over the whole plan period?

Q8c 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 to maintain a 5 year housing land supply?

Distributing the housing development between Designated Service Villages

- 3.24 Whilst the Core Strategy establishes the broad housing figure for each of the three towns, it does not provide figures for individual Designated Service Villages. The Core Strategy already establishes that all the Designated Service Villages are capable of accommodating some level of growth¹¹. This PLAN Selby needs to firstly determine the target amount in each Designated Service Village, and then which sites should be allocated for that quantum. The Core Strategy already sets the framework for the approach.

¹¹ Some of the DSVs are constrained by Green Belt. It will be for any Green Belt review, undertaken in accordance with Policy SP3, to determine whether land may be removed from the Green Belt for development purposes.

The Core Strategy provides that, in preparing the site allocations local plan to achieve sustainable development, the Council will:

- a) Direct development to sustainable locations in accordance with Policy SP2;
- b) Give preference to the re-use, best-use and adaption of existing buildings and the use of previously developed land where this is sustainably located and provided that it is not of high environmental value;
- c) Achieve the most efficient use of land without compromising the quality of the local environment;
- d) Ensure that development in areas of flood risk is avoided where possible through the application of the sequential test and exception test; and ensure that where development must be located within areas of flood risk that it can be made safe without increasing flood risk elsewhere;
- e) Support sustainable flood management measures such as water storage areas and schemes promoted through local surface water management plans to provide protection from flooding; and biodiversity and amenity improvements.
- f) Ensure development proposals respond to land characteristics to minimise risks of erosion, subsidence and instability, and to exploit opportunities for reclamation and reinstatement of contaminated land.

- 3.25 PLAN Selby also needs to take into account national policy, local evidence and technical information about constraints and opportunities in settlements. Further work needs to be undertaken on for example land availability, flood risk and highways capacity. Some studies are already under way and others are programmed as part of the on-going work. These will help with options and decisions further down the line. See also Chapter 6.
- 3.26 This Plan needs to consider how the Designated Service Villages group housing 'target figure' of 1330 dwellings (from Table 2) is distributed amongst the 18 Designated Service Villages. This Initial Consultation does not propose a particular way in which this is done. Instead it provides some information and scenarios for potential approaches.
- 3.27 As a starting point for considering each Designated Service Village's share of the 1330 dwellings (from Table 2), the number of houses in each of the Designated Service Villages Parishes, and the number of completions/ commitments since the Core Strategy Base Date of 2011 are shown.

Table 3 Number of houses in each DSV Parish, and number of completions/ commitments since the Core Strategy Base Date

Designated Service Village	Number of Dwellings in the Parish (2011 Census)	Completions since the Core Strategy base date (1 April 2011 to 31 March 2014)	Commitments* as at 31 March 2014)
Appleton Roebuck	324	23	8
Byram/ Brotherton	992	4	15
Barlby/ Osgodby	2122	12	2
Brayton	2261	6	0
Carlton	826	2	1
Cawood	712	0	3
Church Fenton	596	4	6
Eggborough/ Whitley	1230	46	27
Escrick	398	1	7
Hambleton	821	5	19
Hemingbrough	820	3	7
Kellington	400	3	2
Monk Fryston/ Hillam	740	8	3
North Duffield	553	7	2
Riccall	988	75	7
South Milford	1050	116	68
Thorpe Willoughby	1195	1	135
Ulleskelf	367	0	58
Total	16395	316	370

* Note commitments are planning permissions that have not yet been built. This number has been discounted by 10% in each village to allow for some permissions that are never built.

- 3.28 One approach to the distribution would be to propose that each village grows proportionately. The following table sets out a couple of scales of growth which would be needed to achieve at least the figure of 1330 dwellings. Remember, that the figures shown for each village would be for the whole of the 16 year Plan period. *Just divide each one by 16 to see how many this equates to on average each year.*

Table 4: Indicative village allocation target if proportionate growth were applied

Designated Service Village	Approximate number of existing dwellings (2011 census plus built over past 3 years)	Number of units based on 8% growth	Number of Units based on 9% growth
Appleton Roebuck	347	28	31
Byram/ Brotherton	996	80	90
Barby/ Osgodby	2134	171	192
Brayton	2267	181	204
Carlton	828	66	75
Cawood	712	57	64
Church Fenton	600	48	54
Eggborough/ Whitley	1276	102	115
Escrick	399	32	36
Hambleton	826	66	74
Hemingbrough	823	66	74
Kellington	403	32	36
Monk Fryston/ Hillam	748	60	67
North Duffield	560	45	50
Riccall	1063	85	96
South Milford	1166	93	105
Thorpe Willoughby	1196	96	108
Ulleskelf	367	29	33
Total	16711	1337	1504

- 3.29 As a simple comparison, if each Designated Service Village were to receive an equal share of the 1330 dwellings, then each would receive 74 homes.
- 3.30 It should be noted that any approach would be a starting point. All Designated Service Villages have some capacity to absorb additional growth. However, PLAN Selby must consider the capacity of individual villages to absorb particular levels appropriate to that settlement and apply sustainability tests. It must also take account of all policy and technical considerations. The final methodology to agree a quantum for each settlement will be refined through more evidence base work and further consultation.

Your views on this or other approaches are welcome

- Q9**
- a) Is a simple percentage growth across all Designated Service Villages a fair and appropriate starting point for deciding the split between the DSVs?**
- b) Bearing in mind issues such as land availability, flood risk and other technical constraints (e.g. highways capacity and access) are there particular criteria that should be taken into account in assessing the final *target* for Designated Service Villages?**

Selecting the best sites for allocation in the 3 towns and 18 Designated Service Villages

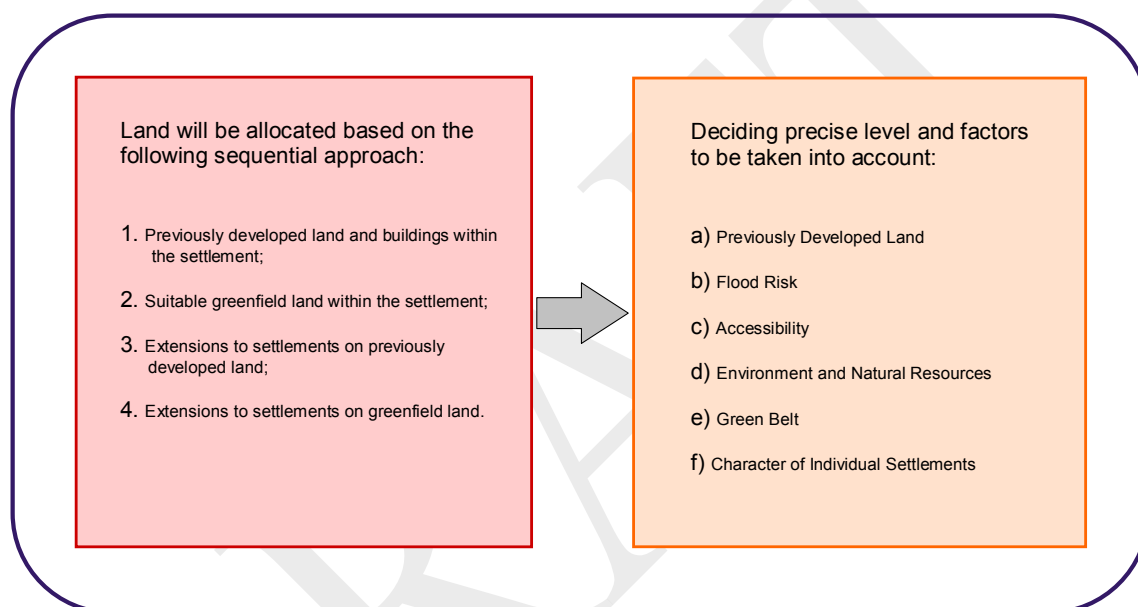
- 3.30 Once the individual DSV numbers are established, the Plan will select the most suitable sites from those available within each settlement - in line with the considerations set out by the Core Strategy in the box after paragraph 3.24 and national policy¹².
- 3.31 The Core Strategy says that the selection of housing allocations or other site specific proposals will have regard to:
- the annual housing requirement
 - the sequential priorities listed in Policy SP2
 - the level of deliverable commitments and built dwellings since the base date of the Core Strategy in each settlement

¹² For example, the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) [HYPERLINKS](#)

- the relative suitability and deliverability of the site taking into account an appraisal of its relative sustainability compared with potential alternatives.

3.34 It also says that where appropriate, a sequential approach to the assessment of sites will form part of a NPPF Sequential Test in order to direct development to areas with the lowest flood risk, taking account of the most up to date flood risk data available from the Environment Agency, the vulnerability of the type of development proposed and its contribution to achieving vital and sustainable communities.

Figure 4 – Approach to allocations



New Evidence and Viability

- 3.35 The final site selection criteria methodology will take into account the most up-to-date evidence on technical constraints and analyses.
- 3.36 Much of that work is being undertaken as part of separate exercise developing the Strategic Housing Land Availability Assessment (SHLAA) and further engagement will be undertaken with the SHLAA Stakeholder Working Group. This will feed into the PLAN Selby process and be subject to further consultation at a later stage.

Views are welcomed as part of this public participation to assist in agreeing key principles and a methodology.

- 3.37 In the light of views received and further evidence base work we will be developing a sites selection methodology – a thorough assessment process to ensure consistency and be able to compare the sites and choose the best ones for the next stages.
- 3.38 The Council intends to undertake a series of studies that will explore issues and underpin its decisions. These will be completed throughout 2014 and 2015, and used to inform any decisions that are made in response to this public participation exercise.
- 3.39 An assessment of “development viability” is also necessary. This is a study that determines whether a site is financially realistic, to ensure that the sites selected in the Plan are deliverable. This will avoid a situation in the future where the allocated sites are unable to come forward leading to a failure of the Plan. For the purpose of this Initial Consultation, the Council is satisfied that development in the District is generally viable, based on the evidence that supports the emerging Community Infrastructure Levy. For more information on the Viability Appraisal, see www.selby.gov.uk/cil

Q10 The Core Strategy sets the ‘rules’ for choosing sites; but do you have any views on the relative importance or weight to be attached to the criteria for site selection?

Site Allocations by Settlement

At this early stage in the process **WE ARE NOT CONSULTING ON ANY PROPOSED SITE ALLOCATIONS FOR THE SETTLEMENTS** but are focusing instead on **HOW** we will choose the best sites to deliver the strategy.

Instead a settlement statement for each of the 3 towns and 18 Designated Service Villages is provided in **Chapter 5**

Contingency sites in Tadcaster

- 3.40 The Core Strategy establishes¹³ that the site allocations local plan will encourage delivery by *not phasing* sites except where it is necessary due to technical constraints, therefore there should be no artificial constraints on the supply of land.
- 3.41 The exception to the above is in the case of Tadcaster, where the Core Strategy sets out that¹⁴ three phases of sites should be identified to ensure delivery. Unlike general phasing, these sites would only be released if the earlier phases did not deliver (as opposed to releasing all of them). The first two phases are planned to be in Tadcaster, but phase 3 could be located elsewhere – the Council must consider options. These are referred to as contingency sites.

- Q11 In Tadcaster, three phases are proposed.**
- Phase 1 and the contingency phase 2 are to be in Tadcaster and will follow the site selection methodology referred to in the previous section.**
- However, how should PLAN Selby determine where the contingency phase 3 sites should be located?**

¹³ Core Strategy Para 5.54 and Policy SP6

¹⁴ Core Strategy Paragraph 5.59 to 5.62 and Policy SP6 Part D

Issue Travelling community

- 3.50 This Section helps to deliver Core Strategy Objective 5: Providing an appropriate and sustainable mix of market, affordable and special needs housing to meet the needs of District residents
- 3.51 As with housing needs, we need to understand and plan for the needs of Travellers. This is required by law¹⁵. The requirement for an understanding of Traveller needs is reinforced by current central government policy – Planning Policy for Travellers Sites (PFTS)¹⁶ which also sets out how the Local Planning Authority must address the identified need.
- 3.52 PFTS also sets out¹⁷ that planning authorities should, in producing their Local Plan:
- identify and update annually, a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets
 - and should try to identify either site allocations for the remaining 5-year blocks or identify “broad locations for growth”.
- 3.53 The Government is currently consulting on national policy on ‘Planning and Travellers’ – see below

Government Consultation on Planning and Travellers

On 15 September 2014 the government published a consultation paper¹⁸ about planning and travellers. The consultation paper seeks views on a number of proposals to amend national policy and Planning Policy for Travellers Sites (PFTS) and looks at, amongst other things, ensuring policy applies fairly to both travellers and the settled community, protection of important areas such as Green belt, unauthorised occupation of land and the way in which needs assessments are undertaken.

The PLAN Selby preparation process will take into account any emerging new policy and guidance which means that the targets and approaches may be subject to change where new policy or guidance is brought into force.

- 3.54 Because there is some uncertainty about future national policy it is not wholly clear at this stage what need for Traveller pitches in the District

¹⁵ The assessment of Gypsy and Traveller accommodation need is a statutory requirement under section 225 of the Housing Act 2004 that came in to force on 6 April 2006.

¹⁶ Paragraph 4, PFTS, 2012

¹⁷ Paragraph 9, PFTS

¹⁸ <https://www.gov.uk/government/consultations/planning-and-travellers-proposed-changes-to-planning-policy-and-guidance>

PLAN Selby must meet. As a result we are not consulting at this stage on specific sites as to do so may over (or indeed under) allocate for the provision needed.

3.55 The Council has previously identified a need for 33 traveller pitches and nil Show persons plots¹⁹ under the existing national methodology. The pitch target is broken down in to 5-year blocks as follows:

- 2013-2018: 19 pitches
- 2018-2023: 7 pitches
- 2023-2028: 7 pitches

3.56 In 2013, one pitch was granted planning permission at Drax, so the remaining target on current methodology at July 2014 is 32 pitches. As with the process of market housing, the Council is required to demonstrate a rolling 5-year supply target. Therefore to include unmet need in the rolling 5 year calculation the 2014 need is calculated as follows:

5 Year Supply Figure	
First 5 years	19
Less one new pitch with Permission	-1
<u>1/5 of the next 5-year need (7/5=1.4)</u>	<u>1.4</u>
2014 Gypsy & Traveller 5-year need	= 20 pitches*^

Notes

** figure is rounded up*

^ this figure will be the base date figure and will not change throughout the SAPP preparation process, even though the rolling need will rise if no sites come forward. The annual need calculation is reported in the annual Authority Monitoring Report (AMR).

3.57 For the remaining 5-year blocks we need to try to identify either site allocations or identify “broad locations for growth”.

Remaining Plan Period Needs – years 6-15
Target = 32 pitches
Less 20 pitches to be allocated
= 12 pitches for years 6 to 15

¹⁹ Selby’s Traveller Needs Assessment August 2013 (TNA) and Paragraph 8 of PFTS

- 3.58 National policy currently suggests identifying broad locations for growth for years 6 to 10 and if possible for years 11 to 15²⁰.
- 3.59 The Council may also receive at any time, stand-alone planning applications (so-called “windfall” applications) for Traveller development. Paragraph 10 of PFTS sets out that the Council may address these by setting out a criteria-based policy. The “broad locations for growth” above may also feature in such a policy.

Key Facts

PLAN Selby must therefore consider the following issues with regard to Travellers:

- **Site allocations for Pitches to meet the need assessed against national policy**
- **A location policy for site selection and windfalls through “broad locations for growth” – in a sequential search style**
- **A criteria-based policy for specific site assessments – including access, landscaping, scale, layout etc.**

Site allocation

- 3.60 The Council can realistically only consider potential sites where there is land owner agreement to develop.
- 3.61 As with housing it is not possible at this early stage to identify a suitable range of specific sites for consultation and this part of the process therefore focusses on consideration of the criteria for identifying future sites within broad locations for growth previously identified in the Selby Traveller Needs Assessment 2013. The identification of specific sites will be for later stages of PLAN Selby. However if there are any specific suggestions we would welcome these at this time.

Q17 Do you know of any sites which may have potential for Gypsy and Traveller use?

²⁰ Paragraph 9 of PFTS

A location policy to guide allocation of sites, and windfalls through “broad locations for growth”

3.62 The Selby Traveller Need Assessment (TNA, 2013)²¹ considers the location of sites within the District, and advises the following:

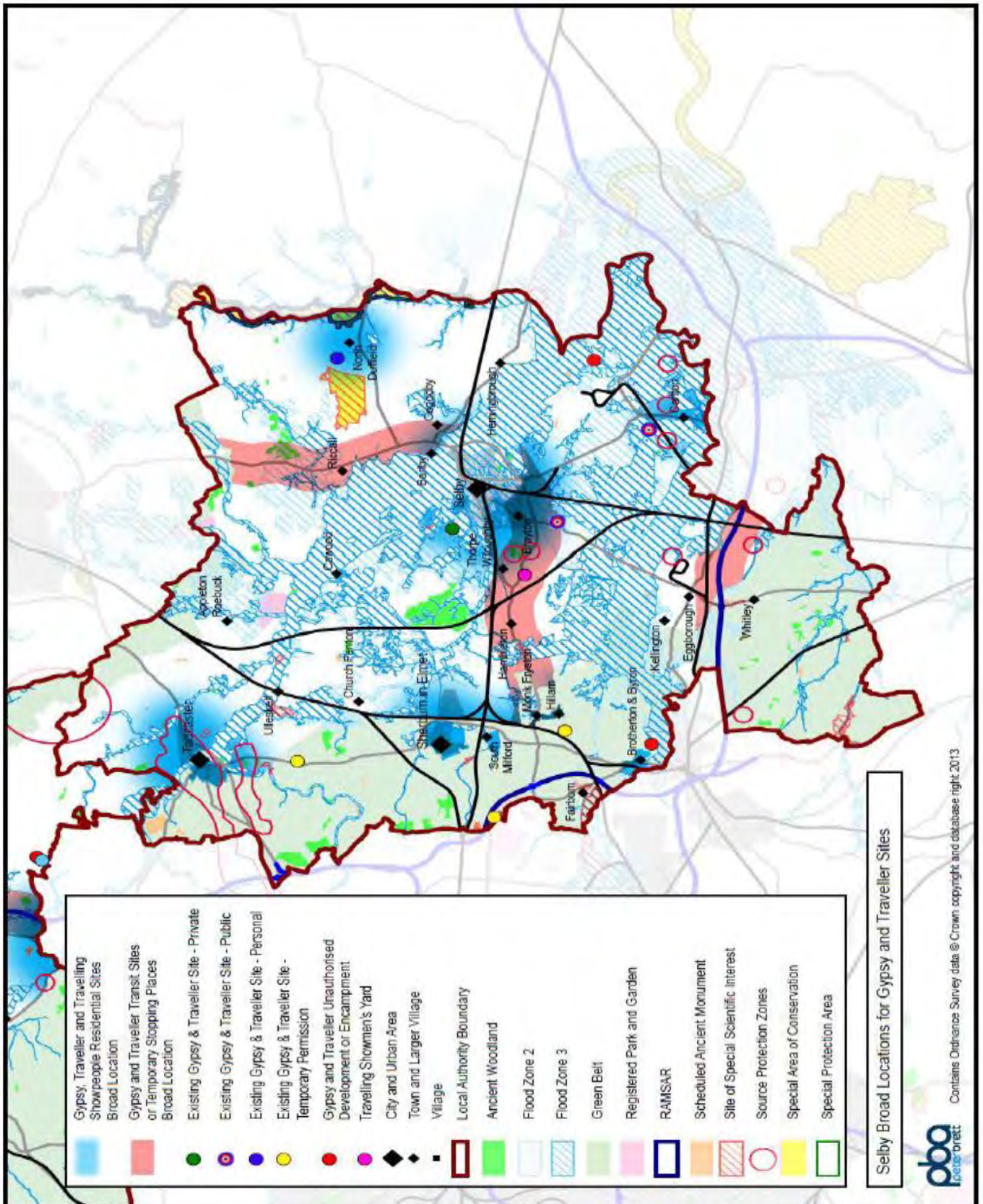
The 2013 TNA recommendations

1. Sites should be within 1 mile of Selby, Sherburn in Elmet or Tadcaster, or the villages of Brayton, Brotherton, Byram, Carlton or North Duffield
2. These absolute constraints should be avoided:
 - a. Green Belt
 - b. Sites of Special Scientific Interest, Local Nature Reserves and other sites of importance for nature conservation
 - c. Ancient Woodland
 - d. Areas at high risk of flooding
 - e. Historic battlefields
 - f. Historic parks and gardens
 - g. Scheduled ancient monuments
3. A case-by-case consideration of proximity to settlements should be a key consideration. An assessment of sites should take into consideration the distance from each site to health, education, welfare services and employment opportunities and if opportunities exist for residents to access public transport services (the TNA does not set distances or offer thresholds).

See extract map overleaf.

²¹ In accordance with the PFTS including Paragraph 15

Extract from Selby Traveller Needs Assessment 2013



- 3.63 It would not be an absolute requirement that identified sites are located within these broad locations for growth. Sites proposed outside of the areas may still be possible to implement, but the policy would seek to exhaust alternatives inside the “broad locations for growth” before permitting development elsewhere. This would be similar to the sequential approach to flood zones.
- 3.65 Paragraph 10 of the PTFS says that criteria should be set to guide land supply allocations where there is an identified need. It is therefore proposed to use the above approach to seek to identify specific sites for the 5 year supply of deliverable sites to be included as site allocations in later stages of preparing PLAN Selby.

- Q15 a) Do you agree with the criteria used in the approach?**
b) Are there other factors that should be considered to further refine the criteria for broad locations for growth?

A criteria-based policy for determining planning applications

- 3.66 The Selby Core Strategy Policy SP11 sets out the broad approach to dealing with development for Travellers by signposting national policy in the National Planning Policy Framework (NPPF) and the Planning Policy for Traveller Sites (PFTS). Although the PFTS is not a simple criteria-based approach, it sets out a number of broad considerations that should be addressed in determining planning Applications.
- 3.67 It is proposed that this Plan considers including a more detailed policy in line with paragraph 10 of the PFTS which says that criteria-based policies should be included to provide a basis for decisions in case applications for un-allocated sites nevertheless come forward. These policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.
- 3.68 In general terms, applications should be determined in accordance with the *presumption in favour of sustainable development*. In line with Core Strategy Policy SP11 the following broad considerations from the PFTS as a whole are used by the Council now when assessing planning applications for travellers sites, and they include:
- scale of sites against the nearest settled community.
 - Inappropriateness of sites in the Green Belt.
 - existing level of local provision and need for sites
 - availability (or lack) of alternative accommodation
 - other personal circumstances of the applicant

- any locally-specific site selection criteria policy
- pressure on the local infrastructure
- use of previously developed (brownfield), untidy or derelict land
- promoting healthy lifestyles
- adequate landscaping and play areas for children
- means of enclosure
- issues associated with business use on site

3.69 The Council could develop a more detailed local policy that sets out a specific range of criteria for the approach to these issues.

3.70 Conversely, if no specific criteria-based policy is developed, then the broad considerations would still apply and evidence would be submitted to support or refute compatibility with them.

Q16 a) Should the Council develop a more detailed local policy that sets out more specifically the criteria when determining planning applications?

b) If so, what should be in it?

T2	Promoting Prosperity
Issues	
<ul style="list-style-type: none"> • Employment Land Allocations to provide new jobs • Supporting Rural Prosperity • Town centres 	

Key Messages
<ul style="list-style-type: none"> - Need to allocate 37 – 52 hectares of employment land to create jobs within the District - Regenerate town centres to ensure they are reaching their full economic potential - Support new business growth and development in the District to encourage more sustainable work patterns.

Key Questions
<ul style="list-style-type: none"> • How much and what type of employment land is needed in each of Selby, Tadcaster and Sherburn in Elmet? • How do we create prosperity in rural areas? • Should certain sites be treated differently such the power stations, former mine sites and airfields?

Issue	Precise scale and location of employment allocations
3.71	Sustained growth of the local economy is a key objective for the Council; the Economic Prosperity chapter of the Core Strategy sets out the Council’s approach to creating a stronger local economy, focused on Selby, Tadcaster and Sherburn in Elmet, with continued economic diversification within the extensive rural areas. An improved range of local employment opportunities, services and facilities will help reduce the number of shopping and leisure trips outside the District thus reducing travel elsewhere and reinforcing our local economy.
3.72	Reducing out-commuting is a key challenge, and it is proposed that restructuring of the local economy towards a modern service and knowledge based economy is one solution.

Promoting Economic Growth and Jobs – Employment Allocations to meet needs

- 3.73 In principle the Core Strategy sets out that the majority of employment land will be allocated in and around the Selby urban area, and relatively smaller allocations are required in Sherburn in Elmet and Tadcaster. A small amount of land is also required in the rural areas to facilitate small scale employment growth. This is in line with the settlement hierarchy, and supports the role of Selby as the Principal Town.²²
- 3.74 The Core Strategy states that around 37-52 hectares of employment land is required to provide a range of high quality employment and office sites. The Olympia Park Strategic Development Site is set to provide around 23 hectares up to 2027. As such, there is a potential to allocate approximately 14 – 29 hectares of employment land throughout the District. The Core Strategy sets out the following to be delivered:

Table 3 Core Strategy 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

Source: Core Strategy Figure 12

²² Core Strategy Figure 12, Policy SP7 and Policy SP13

Evidence and local issues

- 3.75 The evidence base to the Core Strategy has highlighted key issues and objectives for areas within the District. In summary :

Table 5 Employment Land Location & Key Objectives

	Hectares
Selby and Hinterland	22 – 27
<ul style="list-style-type: none"> • The majority of employment growth will be based at the Olympia Park Strategic Development Site. • The remaining employment development will be on focussing higher value Business, Professional and Financial Services/B1 office development in and around Selby town urban area 	
Tadcaster	5 – 10
<ul style="list-style-type: none"> • Tadcaster is well placed to benefit from the business and finance sector with its proximity to both Leeds and York. However, office space in the town is outdated for the modern economy; therefore more suitable office space is required to meet business needs. • Land availability issues 	
Sherburn in Elmet	5 – 10
<ul style="list-style-type: none"> • Build on the established manufacturing and distribution sectors. • There is a need to provide the land to upgrade and renew some existing buildings. • Allocations in Sherburn may need to be larger due to the 'land hungry' nature of these sectors. 	
Rural Areas (including Eggborough and A19 corridor)	5
<ul style="list-style-type: none"> • Rural areas of Selby have the highest proportion of small businesses of any labour market area within the York and North Yorkshire sub region, to support local enterprise, there may be a need to provide some start up space for small businesses within the Designated Service Villages. • South Selby has high employment within manufacturing and energy. This is due to the presence of Eggborough and Drax power stations and St. Gobain glass manufacturing plant. The area has also experienced growth within the renewable energy sector which continues to represent a significant opportunity for growth within the District. 	
Total	37 - 52

Options

- 3.76 The Council's evidence is currently being updated with a full Employment Land Review (ELR) being usefully combined with an update to the existing Retail, Commercial and Leisure Study (RCLS). The new combined ELRCL Study is being undertaken at the time of writing this Plan. The outcomes will inform the next stages of plan preparation.
- 3.77 The NPPF also provides the relevant guidance²³ to ensure policies and allocations match the strategy and meet anticipated needs over the plan period. Planning policies should aim to avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. The existing Selby District Local Plan designated Established Employment Areas therefore require review.
- 3.78 PLAN Selby will need to consider the employment allocations around Selby urban area, as well as in and around Sherburn in Elmet and Tadcaster. PLAN Selby must also determine how the distribution of the 5 hectares in the rural areas should be identified.
- 3.79 Recently, a large site at Sherburn Proving Ground has obtained permission for over 1million square feet of employment development. As with housing delivery, the Core Strategy base date of 2011 must be updated to a 2015 figure that takes in to account any permissions or development between those dates, to see what is left to allocate. The new ELRCL Study 2014 will consider existing employment locations, recent permissions and market trends to establish the most up to date position. PLAN Selby may then respond to this through allocation of new sites, recommitting to existing sites, and/or changing existing sites for other uses.

Q18 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?

Q19 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 PLAN Selby consider a different approach, for example being more specific about the types of employment uses on particular sites?

Q20 What should the approach to employment land be in the rural areas, including the Designated Service Villages?

²³ NPPF Para 21 NPPF Para 22

Site Allocations by Settlement

At this early stage in the process **WE ARE NOT CONSULTING ON ANY PROPOSED SITE ALLOCATIONS FOR THE SETTLEMENTS** but are focusing instead on **HOW** we will choose the best sites to deliver the strategy.

Instead a settlement statement for each of the 3 towns and 18 Designated Service Villages is provided in **Chapter 5**

Issue Supporting Rural Prosperity

The Issue and objectives

- 3.80 While it is important that economic growth is concentrated on Selby urban area and the Local Service Centres of Tadcaster and Sherburn in Elmet, it is also important that sustainable opportunities are provided in rural locations to maintain the viability of rural communities and to reduce the need to travel.
- 3.81 Core Strategy Policy SP13 supports economic growth in rural areas in order to create jobs and prosperity by supporting the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings.
- 3.82 The energy sector will continue to be important to the economy of the District. Drax and Eggborough Power Stations are both major employers that contribute to national energy infrastructure as well as the local economy. They also have the potential for future development of renewable and low carbon energy, carbon capture and storage, and Drax is pioneering co-firing technologies and energy generation from biomass. Supporting the energy sector will assist in reinvigorating, expanding and modernising the District's economy. There is therefore an opportunity to promote further growth of the low carbon sector and build on the success of recent developments.
- 3.83 The existing Selby District Local Plan supports development at the power stations associated with Drax and Eggborough and other large scale, exceptional employment development by a single operator in the countryside. These policies will need reviewing in the light of the latest evidence and within the context of the Core Strategy. **See also Chapter 4**
- 3.84 The Council also supports the reuse of the former Gascoigne Wood mine, provided this is directly linked to the use of the existing rail

infrastructure at the site. Furthermore, support exists for the re-use of former employment sites, commercial premises and institutional sites outside Development Limits for employment uses, provided they are compatible with the countryside location.

- 3.85 Former mine sites at Whitemoor and Riccall, which already have the benefit of planning consent, are acknowledged locations for meeting the needs of existing indigenous employment. The remaining two former mine sites at Stillingfleet and Wistow are remote and are not considered suitable for re-use for large scale or intensive economic activities. (Part of the former North Selby mine site also falls within the administrative boundary of the District although the majority of the site, including the remaining buildings, is within the City of York Council area).
- 3.86 Kellingley Colliery is the only remaining active mine site in Selby District. However, there are plans for its closure and there are no planning conditions for its re-instatement to countryside. In September 2014 Peel Environmental's plan for a Energy Centre was approved by members of North Yorkshire County Council's Planning and Regulatory Functions Committee. The Energy Centre will use residual waste to generate both low carbon electricity and heat which could be supplied directly to nearby users.

Q21 Do we need any Development Management policies particular to the rural areas to expand on the requirements set out in Core Strategy?

Q22 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:

- **Drax and Eggborough power stations**
- **The former mine sites**
- **Former Airfields**

Issue Town Centres and Local Services

- 3.87 Core Strategy Policy SP14 requires that to ensure the vitality of town centres, planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:
- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
 - define a network and hierarchy of centres that is resilient to anticipated future economic changes;

- promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres; and
 - where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.
- 3.88 The Core Strategy also supports local shops and services outside the centres which serve the day to day needs of local communities.
- 3.89 The NPPF sets out a further range of requirements such as defining town centre boundaries and primary shopping areas, setting (sequential) policies that make clear which uses will be permitted in such locations, and to allocate a range of suitable sites to meet the scale and type of growth needed in town centres.
- 3.90 The Selby District Local Plan contains a range of existing policies and proposals for shopping and for each of the 3 town centres of Selby, Tadcaster and Sherburn in Elmet. As part of the scoping of PLAN Selby to deliver the Core Strategy, those policies need reviewing to check if they remain relevant within the context of the Core Strategy, NPPF and new evidence . **See also Chapter 4.** PLAN Selby needs to:
- Review the Town Centre boundaries established in the SDLP
 - Identify Primary Shopping Areas if necessary
 - Allocate any land for new retail floor space and other town centre uses
 - Consider a policy for sequential site search for town centre uses
 - Consider whether any special policies or proposals are needed for the 3 town centres

Local Issues and Evidence

Selby Town

- 3.91 Selby is the largest town with a population of 14,731 (2011 Census) and provides the prime focus for housing, employment, shopping, leisure, education, health, local government and cultural activities and facilities.
- 3.92 The Retail, Commercial and Leisure Study undertaken in 2009 (RCLS09) identified that there is capacity to plan for additional retail comparison floor space to improve market share together with additional leisure facilities. The study proposed additional convenience floor space in the town.
- 3.93 The updated ELRCLS study will provide an evidence base to consider developing a 'vision' for the town centre linking housing, employment and town centre uses and objectives in line with the CS framework. The settlement statements in chapter 5 also consider Selby Town in more detail.

Tadcaster

- 3.94 The ancient market town of Tadcaster with a population of 7,261 (2011 Census) provides essential services and facilities for the immediate needs of the local community and surrounding rural areas in the north western part of the District and beyond the District boundary, serving adjoining parts of Harrogate, Leeds and York Districts
- 3.95 The town's attractive historic environment supports a small range of independent retailers but few national multiple retailers. A market in the town is held every Thursday.
- 3.96 Historically, there have been a number of regeneration schemes proposed for Tadcaster town centre, by the Council, landowners and the community, but unfortunately none of these has come to fruition. However, the Council remains committed to the regeneration of the town centre and is willing to collaborate with other parties to support delivery of the Core Strategy objectives in this respect.
- 3.97 The town centre has high and long term vacancy rates. Given the underperformance of existing facilities the key to the future of Tadcaster is to protect the existing retail, commercial and leisure offer and to seek to reduce vacancy rates and expand the diversity of the range of town centre uses.
- 3.98 The updated ELRCLS study will provide an evidence base to consider developing a 'vision' for the town centre linking housing, employment and town centre uses and objectives in line with the CS framework. The settlement statements in chapter 5 also considers Tadcaster in more detail.

Sherburn-in-Elmet

- 3.99 Sherburn in Elmet is one of the three major settlements in the District. It has a population of 6,657 (2011 Census) providing essential convenience retail, and other services and facilities for the immediate needs of the local community, South Milford and surrounding rural areas. It has a vibrant centre with successful local businesses with a good night time economy.
- 3.100 The industrial estates situated on the edge of the town provide positive effects for the town centre, for example by supplementing lunch time trade, but this also creates problems with car parking and general congestion
- 3.101 To ensure the centre remains healthy into the future there is a need to diversify the uses, protect existing retail, commercial and leisure offer as well as plan for a modest increase in comparison floor space in order to increase local market share,
- 3.102 In tandem with further housing and employment development at Sherburn in Elmet, it is critically important that there is sufficient infrastructure and facilities in place to cater for any growth

- 3.103 The updated ELRCLS study will provide an evidence base to consider developing a 'vision' for the town centre linking housing, employment and town centre uses and objectives in line with the CS framework. The settlement statements in chapter 5 also considers Sherburn in Elmet in more detail.

Local Shops and Services Outside the 3 Towns

- 3.104 The District is characterised by a large number of villages varying in size and levels of services and facilities. These provide a range of local shops and services for day-to-day needs to help support sustainable communities. The protection of the vitality and viability of these local centres is important by restricting the loss of retail floor space and preventing inappropriate change from existing facilities.
- 3.105 The Council has commissioned the Retail, Commercial and Leisure Study in 2014 linked to the Employment Land Review to inform PLAN Selby (the SAPP), and options will arise from the findings. See also Chapter 5 regarding settlement statements and any place based proposals for the DSVs.

The types of things that PLAN Selby could consider includes:

- *Review town centre boundaries – opportunities for expansion / redevelopment*
- *Additional Retail floor space and identify development opportunities for all town centre uses*
- *Define Primary shopping areas / frontages*
- *Policies and proposals needed to deliver the identified roles/vision for the 3 town centres identified in the Core Strategy – includes review of extant Selby District Local Plan policies.*
- *Develop a vision for the town centres based on their roles*
- *How to resist loss of village shops and other services*
- *Focussing offices in town centres / or office park locations in line with sequential test – define which ones*
- *High quality, safe environments and environmental improvements*
- *Improve accessibility / effectively manage parking*

Q23 Do you have any particular views at this stage on these issues or how each of the 3 town centres should be developed? Or specific issues for shops and services in the other settlements.

See also the settlement statements for each town and Designated Service Village in Chapter 5

Site Allocations by Settlement

At this early stage in the process **WE ARE NOT CONSULTING ON ANY PROPOSED SITE ALLOCATIONS FOR THE SETTLEMENTS** but are focusing instead on **HOW** we will choose the best sites to deliver the strategy.

Instead a settlement statement for each of the 3 towns and 18 Designated Service Villages is provided in **Chapter 5**

Issue Other Allocations/Designations

3.106 The specific topics above consider the amount and distribution of land necessary to accommodate the range of planned-for housing, employment and other land uses which will be included in later stages of the plan process. PLAN Selby may also define or designate areas for other uses or where specific policies would apply where there is robust evidence to support it.

3.107 These may be a need for Special Policy Areas or specific proposals. This approach was used in the Selby District Local Plan and whilst **Chapter 4** highlights those Selby District Local Plan policies which need to be reviewed to determine which could to be taken forward into PLAN Selby, the type of issues this might include are:

- setting land aside or protecting it for future infrastructure needs (such as the route of the A1(M) motorway upgrade which was safeguarded in the 2005 Selby District Local Plan)
- defining areas where regeneration or development is desirable (such as the Special Policy Areas in the 2005 Selby District Local Plan)
- identifying particular places where development should be resisted for particular reasons (such as restricting development of military establishments to military uses).

Q24 a) Are there any such areas that should be safeguarded, allocated or designated to restrict or promote development?
b) What is the justification for such an approach?

See also Chapter 4 – Development Management Policies Review

T3 Defining Areas for Promoting Development and Protecting Key Assets

Issues:

- **Development Limits**
- **Strategic Countryside Gaps**
- **Green Belt**
- **Safeguarded Land**

Key Messages

- Green Belt, Safeguarded Land, Strategic Countryside Gaps and Development Limits are explained in this section.
- The Core Strategy sets out the framework for reviewing the Green Belt/Safeguarded Land, Development Limits and Strategic Countryside Gaps.
- The Council intend to carry out a 'review' of the Green Belt, Strategic Countryside Gaps and Development Limits in a joint study as a separate exercise including further consultation and Sustainability Appraisal which will inform later stages of the PLAN Selby process
- Boundaries may be changed to accommodate new development over the plan period.
- Green Belt boundaries can only be altered in exceptional circumstances

Key Questions

- How should Development Limits be defined?
- Are the boundaries of the Strategic Countryside Gaps correct?
- Where should the new Strategic Countryside Gaps at Thorpe Willoughby be defined?
- What should the approach be to Safeguarded Land?

Development Limits

- 3.108 The Selby District Local Plan (SDLP) defines on a map a boundary called the Development Limits²⁴. Development Limits define the areas where specific policies apply such as those in the Core Strategy and remaining SDLP policies. In very simple terms, the Development Limits mark the line

²⁴ SDLP Proposals Maps

between where development is supported and development resisted. The current Development Limits were defined in the old style plan some time ago but must now be checked to see if they remain fit for purpose to deliver the Core Strategy and emerging policies in PLAN Selby, consistent with new national policy²⁵.

- 3.109 There are other area designations that also resist development in order to maintain the open countryside. These are: Green Belt and Strategic Countryside Gaps.

Green Belt

- 3.110 The District is covered by parts of both the West Yorkshire Green Belt and the York Green Belt²⁶. The broad extent of the Green Belt in Selby District was designated at the regional level and performs a number of functions including to protect the countryside from urban sprawl from Leeds and York by keeping land permanently open. The detailed boundaries of the West Yorkshire Green Belt and York Green Belt within Selby District were adopted in the Selby District Local Plan. The Core Strategy includes a strategic policy to protect the extent of the defined Green Belt and a framework for any review²⁷. The term Green Belt is a national, statutory designation and it does not necessarily describe the land – it is not always green and leafy as it can cover whole villages too - as washed over settlements.

Strategic Countryside Gaps

- 3.111 Strategic Countryside Gaps are a smaller, District-scale designation applied between villages such as the gap between Selby town and Brayton village. These were designated as part of the Selby District Local Plan²⁸, and aim to retain the open character of the countryside and protect the identity of each settlement by preventing new development which would lead to villages with narrow gaps between them 'joining up'.
- 3.112 The Council continues to recognise the importance of separation of settlements to protect their distinctiveness. However, because of the limited size of the Strategic Countryside Gaps and their sensitive nature any scope for amendment is likely to be limited. The Core Strategy also set out a broad new Strategic Countryside Gap between Thorpe Willoughby and Selby/Brayton, but its precise boundaries have not yet been defined.

²⁵ NPPF Paras 79-92

²⁶ (as shown in the Core Strategy Key Diagram (reproduced in Chapter 1 of this PLAN Selby)

²⁷ Core Strategy Policy SP3

²⁸ SDLP Policy SG1

Review Through PLAN Selby

- 3.113 In order to accommodate the amount of development set out in the Core Strategy²⁹ in the most sustainable places, PLAN Selby will need to reappraise these designations:
- Green Belt
 - Strategic Countryside Gaps
 - Development Limits
- 3.114 The Core Strategy sets out that a Green Belt Review could facilitate the altering of Green Belt boundaries, if there are exceptional circumstances. The Review is the umbrella term for the exercise, but involves separate stages of appraisal, justification, and subsequent changes to the Green Belt.
- 3.115 It is not intended to seek wholesale changes to the Green Belt or Strategic Countryside Gaps – only in light of up to date needs and policies and based on local evidence and using a consistent approach and in the case of Green Belt, where there are exceptional circumstances to justify this. It is intended that if any changes are made to them, then they are to last well beyond the current plan period so that they do not need changing again for a long time.
- 3.116 The NPPF³⁰ states that Green Belt boundaries should only be altered in exceptional circumstances, as part of the Local Plan process (this PLAN Selby), and that any proposed change of boundaries should take account of the need to promote sustainable patterns of development.
- 3.117 **The framework for undertaking a Green Belt appraisal and what the ‘exceptional circumstances’ might be for amending any Green Belt boundaries is set in the Core Strategy³¹.** Only once further work is undertaken on identifying the specific quantum of land for housing and employment requirements (and other uses) by location will it be possible to understand if such exceptional circumstances exist to justify any Green Belt boundary changes.
- 3.118 **The Council plan to undertake a separate study which will jointly review Green Belt boundaries, Development Limits and Strategic Countryside Gaps.**
- 3.119 **The above combined study will be undertaken in a separate exercise and be subject to its own consultation as appropriate and not part of this Initial Consultation on PLAN Selby.**
- 3.120 The review process will be done in three stages:
1. Methodology: Agree methodology and criteria;

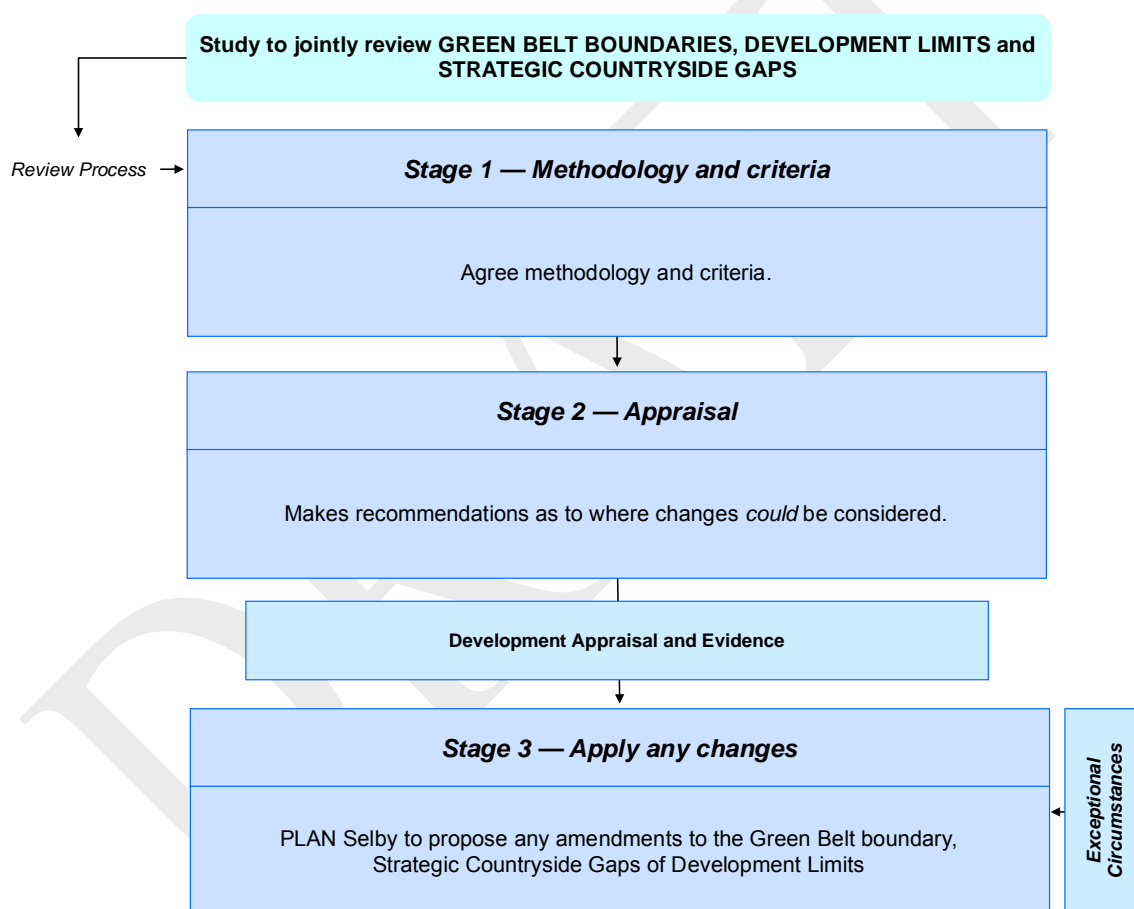
²⁹ Core Strategy Paras 4.31 and 5.30

³⁰ NPPF Para 83

³¹ Core Strategy Paras 4.42 – 4.52 and Policy SP3

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.

Figure 5 – Review through PLAN Selby



- 3.121 As well as considering Green Belt boundaries, PLAN Selby must consider Safeguarding Land³² to allow scope to meet future development needs. PLAN Selby must establish how much land is appropriate to safeguard and where this should be. Also what the planning policies will be that apply to this Safeguarded Land. **These issues will be part of the commissioned evidence base and there will be further consultation on these issues.**
- 3.122 This PLAN Selby Initial Consultation considers this overall approach whilst the consideration of specific boundaries will be part of further stages of consultation. The Council will work closely with our neighbouring Green Belt local authorities on Green Belt issues to ensure consistency across our administrative boundaries.
- 3.123 The next stages of PLAN Selby preparation will be the mechanism to respond to the separate Review and establish a robust Green Belt that should not need to be amended for many years. The final PLAN Selby will therefore:
- Define the Green Belt boundary using landmarks and features that are easily identifiable on a map and on the ground
 - Review those settlements that are 'washed over' by Green Belt and those that are 'inset' (i.e. where Green Belt surrounds the village but the village itself is not defined as Green Belt)
 - Allocate sites to deliver the development needs in this Plan period
 - Identify areas of Safeguarded Land that give options for future development
 - Consider the need for and detail of any related planning policies for Green Belt, Safeguarded Land, Development Limits and Strategic Countryside Gaps

Key Facts:

The Core Strategy sets out the framework for reviewing the Green Belt, Development Limits and Strategic Countryside Gaps

The Review will be undertaken as a separate exercise including consultation and Sustainability Appraisal and inform the next stages of PLAN Selby

Boundaries may be changed to accommodate new development over the plan period

Where new allocations are made later in the process, the Development Limits will be amended to encompass the allocations

³² See also SDLP Policy SL1

Green Belt boundaries can only be altered in exceptional circumstances

- Q27** Should the Development Limits be drawn tightly to maintain the settlement pattern, or loosely around the settlements to enable sympathetic development?
- Q26a** Where should the boundaries of the new Strategic Countryside Gap between Selby and Thorpe Willoughby be drawn?
- Q26b** Are the boundaries of the other existing Strategic Countryside Gaps still appropriate?
- Q25** How should PLAN Selby determine how much Safeguarded Land should be designated for potential future use?

DRAFT

T4 Infrastructure needs

Key Messages

- The Infrastructure Development Plan seeks to identify infrastructure requirements to support new development
- The Parish Services Survey seeks to identify existing services and facilities and any potential future needs

Key Questions

- Does the IDP identify the entire infrastructure required?
- How should planning policies seek to ensure infrastructure is provided in step with new development

3.124 Infrastructure includes a wide range of services and facilities provided by public and private bodies. It includes physical infrastructure such as roads, footpaths, cycle ways, water supply and waste water treatment, service utilities (electricity, gas, telecommunications etc.), and community infrastructure such as education, healthcare, public transport and sport and recreation facilities, public art, as well as a range of features which make up the 'green infrastructure' of the area.

3.125 The Core Strategy³³ identifies a need to ensure access to infrastructure in accordance with national policy.³⁴ The specific infrastructure requirements of new development in Selby are addressed through the accompanying Infrastructure Delivery Plan (IDP)³⁵.

You can view the accompanying IDP here [ADD HYPERLINK](#)

In general terms, there are no “show stoppers”, but there are areas where investment is needed.

3.126 Early indications are that the District's infrastructure can cope with additional growth in general terms, and that there are no significant barriers to growth levels set out in the Core Strategy. Some investment may be

³³ Core Strategy Policy SP12 and Para 5.127

³⁴ NPPF Para 157

³⁵ [Add hyperlink to IDP](#)

required in some networks to create additional capacity, but this is part of the normal development process. Some additional land needed for infrastructure may become apparent as the sites are confirmed – e.g. junction improvements, road widening, utilities, drainage works etc. Further work will be undertaken as part of the on-going development of the Infrastructure Development Plan (IDP). As PLAN Selby progresses, evidence is made available through new studies, and sites are confirmed, then additional infrastructure requirements will become known.

Further studies which are on-going and planned::

- Highways Assessment
- Strategic Flood Risk Assessment
- Parish Services Survey

3.127 Where site specific improvements are identified (such as access to a site), they will be attributed to that site and will need to be provided as part of the site development. Where there are more strategic infrastructure implications and/or impacts on the whole infrastructure network such as cumulative highway impacts, then the IDP will address those issues.

3.128 Current limitations in infrastructure capacity should not necessarily be seen as absolute barriers to growth. Instead, the infrastructure should be developed alongside growth to increase capacity. However, in *some* cases this will not be economically viable, and this *will* limit growth options.

Viability of schemes is an important consideration and further work is planned to study the viability of PLAN Selby – both the policies which might be included and in relation to site allocations.

3.129 A Community Infrastructure Levy (CIL)³⁶ is being developed in a separate exercise alongside PLAN Selby. The CIL will - in conjunction with continued use of Section 106 agreements - assist the delivery of infrastructure to support growth through finance arrangements.

The CIL was introduced under the Planning Act 2008 and is defined in the CIL Regulations 2010 (as amended). Local Authorities can elect to prepare and adopt a CIL to assist in funding the infrastructure needed to support planned growth. The CIL is a charge, expressed in pounds sterling (£) per square metre, that is levied on the net additional floor space created by most new development.

³⁶ More details are available on the Council's website. www.selby.gov.uk/cil

- 3.130 Whilst the CIL is being progressed as a separate exercise, the findings do form part of the evidence base for PLAN Selby preparation. Outcomes of the CIL viability assessments for example will inform infrastructure work and whole plan and site typology viability testing as part of PLAN Selby.
- 3.131 The Council currently has a Developer Contributions Supplementary Planning Document (DCSPD) which was adopted in 2007. That guidance which assists in providing necessary infrastructure for new developments linked to the current Selby District Local Plan policies and the adopted Core Strategy will continue to be used to assess planning applications until it is reviewed following the adoption of PLAN Selby.
- 3.132 In April 2014 the Council sent questionnaires to all the Town and Parish Councils in order to update to the Parish Services Survey. The Survey assesses the amount and type of services and facilities in the villages. It also seeks views from the Town and Parish Councils as to what services are required, and where people travel to access other services. The survey responses are being assessed and will help inform the proposals in PLAN Selby as they are developed.

Please refer to the separate Infrastructure Development Plan (IDP).
ADD HYPERLINK

Q28 Are there any infrastructure requirements that have not been identified, including small scale and local needs?

T5

Climate Change and Renewable Energy

Key Messages

- The Core Strategy sets out the strategic policies covering sustainable development and climate change.
- PLAN Selby will consider if any further detailed policies are needed to deliver that strategy.
- Further studies are required to inform future decisions about the climate change and renewable energy key questions below
- The term Renewable Energy is used to incorporate renewable, low carbon and decentralised energy

Key Questions

- Should PLAN Selby propose a local target for renewable energy?
- Is it appropriate to define 'suitable areas' in the District for renewable energy schemes?
- Is it possible or desirable to identify 'separation distances' for wind turbines?
- Are policies needed to manage the impacts of renewable energy schemes – for example assessing design and cumulative impacts?

- 3.133 The Core Strategy sets out the strategic policies for climate change and renewable energy for the District based on the regional, sub regional and local evidence³⁷.
- 3.134 The Government published planning practice guidance for renewable and low carbon energy in 2013 which provides advice on the planning issues associated with the development of renewable energy³⁸.

³⁷ Core Strategy Policies SP15, SP16 and SP17

³⁸ Planning practice guidance for renewable and low carbon energy, July 2013

The issues for PLAN Selby can be summarised as follows:

Table 6 Climate Change and Renewable Energy/Low Carbon Energy Issues

	Issue	Core Strategy Paragraphs	Core Strategy Policy	NPPF Ref
A	<p>The Core Strategy highlights that future Local Plan documents would address development management issues through more detailed policies concerning utilisation of energy efficient designs – e.g. layout, orientation, passive solar energy</p> <p><i>Is Core Strategy Policy SP15 Part B sufficient or do we need more detail/criteria based policies and / or guidance? SEE ALSO ‘D’</i></p>	<p>Vision and Aims</p> <p>Objectives 7, 8, 15, 16, 17</p> <p>7.9, 7.14</p>	SP15 Part B	Para 96
B	<p>Renewable energy – further studies required to inform:</p> <p>Review 10% onsite targets - site size thresholds, types, design, feasibility/viability</p> <p>Consider if locally justified alongside current and emerging Building Regulations requirements</p> <p>Energy statements requirements and viability assessments / unviable/impractical</p> <p>National standards / best practice schemes – local requirements Code for Sustainable Homes and BREEAM</p>	7.48 – 7.57.	SP16	Para 95
C	<p>Site allocations – site requirements</p> <p>Key sites identified in future local plan documents to derive majority RLCD.</p> <p>‘developers’ to investigate particular</p>	7.50	SP16	

	Issue	Core Strategy Paragraphs	Core Strategy Policy	NPPF Ref
	<p>opportunities for:</p> <ul style="list-style-type: none"> • Local biomass • Energy from waste • Combined Heat and Power • Community Heating Projects 			
D	<p>Future local plan documents, SPDs and guidance will consider detailed issues such as :</p> <ul style="list-style-type: none"> • Siting and design • Landscape and cumulative visual impacts • Impact on nature conservation sites • Noise / odour • Residential amenity • Habitat or species disturbance • Conversions of listed buildings and developments in conservation areas – special consideration <p><i>Are more detailed Development Management policies needed in the PLAN Selby/The SAPP or better through SPD or other guidance?</i></p>	7.57	SP17	
E	<p>Seek opportunities where developments can use renewable, low carbon, and decentralised energy and co-locating potential heat customers and suppliers</p> <p>Consider further evidence for identifying ‘suitable areas’ for</p>		SP17 Part A	

	Issue	Core Strategy Paragraphs	Core Strategy Policy	NPPF Ref
	renewable and low carbon sources			
F	<p>Criteria (i) – (iii) for assessing development proposals for renewable, low carbon, and decentralised energy and supporting infrastructure</p> <p><i>Do they need expanding in development management policies or further guidance?</i></p> <p><i>See also Chapter 4 Development Management policies</i></p>		<p>SP17</p> <p>Part C</p>	
G	<p>Consider setting new Local District wide targets and requirements for renewable, low carbon, and decentralised energy to replace existing.</p> <p>Consider approach to Carbon Capture and Storage (CCS)</p>		<p>SP17</p> <p>Part C</p> <p>a-d</p>	

Evidence

- 3.135 The most recent relevant local study concerning renewable energy was undertaken at sub regional level by AECOM in 2011. As part of developing PLAN Selby, this data needs reviewing for Selby District in order to consider what the key issues are upon which PLAN Selby should focus.
- 3.136 In addition to evidence on potential and constraints, further local evidence is provided through the significant level of planning applications in the District over recent years for wind turbines – both for individual turbines and at a larger scale - ‘wind farms’. The District has also attracted planning applications for solar energy. The proposed study will consider these issues.

Options

- 3.137 Table 6 above sets out the key issues identified through the Core Strategy. The options for PLAN Selby must be set within the context of national guidance and be justified by local circumstances.

- 3.138 Further research needs to be undertaken regarding climate change and renewable energy but it is one of the purposes of this public participation to identify what the important elements are for PLAN Selby to concentrate on and which parts do not require any further detailed policies because in fact the Core Strategy policies and the NNPF are together sufficient.

A further local study is likely to be required

We welcome your views on the issues raised in Table 6 and in particular the following questions:

Q29 Is it necessary for PLAN Selby to consider:

- a) **Providing a revised target for the plan period to 2027 for installed renewable energy?**
- b) **Reviewing the 10% onsite requirement?**
- c) **Including specific requirements for sustainable building design such as Code for Sustainable Homes and BREEAM, subject to local viability testing?**
- d) **Identifying suitable areas for renewable and low-carbon schemes by technology? e.g. wind, solar, hydro?**
- e) **Identifying separation thresholds? What might they be?**
- f) **Incorporating more detailed development management policies for climate change and renewable/low-carbon energy requirements? If so what do they need to cover? For example taking into account cumulative impacts of schemes?**
- g) **What topics should instead be left to a subsequent SPD or guidance?**
- h) **How should each of the site allocations (to be identified in later stages) deal specifically with climate change and renewable energy issues?**

T6 Protecting and Enhancing the Environment

Issues:

- **Green Assets**
- **Green Infrastructure / Recreation Open Space**
- **Biodiversity / Sites of Importance for Nature Conservation**
- **Built Heritage**

Key Messages

- Environmental assets covers a diverse range of things
 - o Green space for recreation use
 - o Areas of nature conservation value
 - o Buildings and other heritage
- Further studies are programmed to collect information on the District's environmental assets.
- PLAN Selby needs to consider designations for protection of key assets

Key Questions

- What are the key assets important to Selby District?
- Which assets should be identified for protection?
- What policies might be needed to manage growth and protect those assets?

3.139 In view of the particular characteristics of Selby District, a number of policies in the Core Strategy seek to protect and enhance the environment in line with guidance in the NPPF.

Key Policies:

- *Core Strategy Objectives 3, 11, 13, 14, 17*
- *Core Strategy Policies SP12, SP15, and SP18*
- *NPPF Paras 109-141*

- 3.140 Policy SP18 in particular seeks to safeguard and enhance the historic and natural environment, including the landscape character and setting of areas of acknowledged importance. It references for example historic assets, sites important for biodiversity, green infrastructure and recreation open spaces.
- 3.141 The SDLP defines the areas to be protected on the Proposals Map (now referred to as the Policies Map). Some detailed development management policies remain in place dealing with some of the features to be protected.

These will effectively be reviewed as part of PLAN Selby.

Key Policies

- *NPPF Paragraphs 73, 74*
- *SDLP Policies RT1 to RT13 especially...*
- RT1/RT2 Recreation Open Space
- ENV9 Sites of Importance for Nature Conservation (SINCs)
- ENV29 Local Amenity Space

- 3.142 PLAN Selby needs to consider what detailed policies should be included and whether the existing designations need reviewing³⁹. There are a number of environmental assets that need addressing in PLAN Selby and they are summarised in Table 7.

See also:

Development Management Policies, Chapter 4
Settlements in Chapter 5

- 3.143 Further evidence base work will be required (and Sustainability Appraisals) where appropriate, which will be undertaken as part of plan preparation. The findings will inform any review of designations, new designations and policies.

Your views are welcome on the key issues at this stage highlighted in the table overleaf and further consultation will consider any detailed sites proposals

³⁹ This was highlighted in the *Core Strategy Para 7.72*

Key Facts:

- The NPPF seeks to protect important environmental assets
- The Core Strategy contains strategic policies to protect key assets
- PLAN Selby needs to review the designations already identified in the SDLP in the light of any up-to-date evidence
- PLAN Selby should only include any further detailed policies where necessary

Table 7 Indicative Range of Environmental Issues to be addressed in PLAN Selby

Topic	SDLP Policy to be reviewed	Designations on Proposals Map to be reviewed	Core Strategy Policy and Evidence Needed
Green Infrastructure and Ecological Networks – Identify and enhance	Various	Yes	SP12 / SP15 / SP18 Leeds City Region GI Map / Strategy
Locally Important Landscape Ares (LILAs)	ENV15	Yes	SP18 1999 Landscape Character Assessment update
Local Amenity Space	ENV29	Yes	ROS Survey / Parish Survey
Recreation Open Space – protect existing	RT1	Yes	SP18 ROS Survey / Parish Survey
ROS – to be provided in line with new development	RT2	-	SP18 ROS Survey / Parish Survey Viability testing
SINCs, SSSIs/European	ENV9	Yes	SP15

Topic	SDLP Policy to be reviewed	Designations on Proposals Map to be reviewed	Core Strategy Policy and Evidence Needed
Sites			Habitats Survey / Biodiversity Action Plan
Lower Derwent Valley Area of Restraint	ENV 7	Yes	Also a cross boundary issue
Heritage assets	ENV 6 ENV16 ENV22 ENV27 ENV32	-	SP18 Assessment of the significance of heritage assets in the area Conservation Area Appraisals Parish Surveys
Public Rights of Way and cycle/bridleways	T8	-	SP18 NYCC Highways Authority Also a cross boundary issue
Areas of Tranquillity	-	?	SP18 Survey
Geological assets	-	-	SP18 Survey

- Q30**
- a) Is this comprehensive? Are there other environmental assets that should be afforded some protection or have a policy basis?**
- b) Are the existing policies in the Core Strategy sufficient to protect these environmental assets or are further detailed policies necessary?**

See also review of SDLP policies in Chapter 4

Issue Heritage Assets

Listed Buildings and Conservation Areas

- 3.144 Listed Buildings are those that have a special interest, either through their age, or architectural or social significance.
- 3.145 Listed Building status is not an absolute barrier to change. Listed Buildings are protected locally through the Development Plan policies that seek to resist any change to their important features, unless it is in the best interests of the building, or where those changes would not harm the important features. This means that development can take place, as long as it is sympathetic.
- 3.146 Listed Buildings are designated by English Heritage under separate legislation outside the scope of the development plan. The identification of specific buildings for Listing does not form part of this consultation.
- 3.147 The SDLP 2005 sets out the District's defined Conservation Areas on the Proposal Maps. These are reviewed periodically and management plans should be developed to ensure the special interest of these areas is maintained and enhanced. The SDLP also sets out the policies that should be considered when development is proposed in a Conservation Area. Like Listed buildings, Conservation Areas are not an absolute barrier to change, but the policies provide the checks to ensure that the overall character of the area is not compromised by development proposals.
- 3.148 The process of review of Conservation Areas themselves is undertaken separately to local plan process and the review of their boundaries is therefore not part of this consultation.
- 3.149 The existing SDLP policies set out the development management considerations regarding Listed Buildings and Conservation Areas.

Please see Chapter 4 Development Management Policies

Your comments are welcome on the need to retain the policies or amend them.

Q31 Do the existing Selby District Local Plan policies for heritage assets remain relevant?

Locally Important Heritage Assets

- 3.150 Local Plans may consider designating local important heritage assets

or identifying land where development would be inappropriate in the light of a local assessment⁴⁰. It should be recognised that local listing might be addressed on a case-by-case basis and would rely on support from parishes or communities.

Q32 Is there a case for PLAN Selby to consider developing a Local List for heritage assets?

⁴⁰ *NPPF Para 169*

Chapter 4 Development Management Policies Discussion and review of SDLP policies

- 4.1 Selby District Local Plan (SDLP) policies were written to accord with the old planning system to *control* development, and were based on evidence appropriate at that time. The new planning system seeks to move away from overly detailed development control policies towards promoting a presumption in favour of development and significantly boosting housing land supply. It is within this context that the Core Strategy was adopted.
- 4.2 It is useful to consider whether the existing SDLP policies serve the same purpose or can be used as a basis for developing any necessary up-to-date policies. Consideration also needs to be given to whether the evidence base requires updating.
- 4.3 A key issue to consider is whether the SDLP policies remain relevant in the light of the NPPF and other central government guidance as well as in the light of any up-to-date local evidence.
- 4.4 Further, the adopted Core Strategy strategic policies may be considered to be sufficient and that additional more detailed development management policies are not necessary.
- 4.5 This chapter therefore firstly considers some of the key topics which might necessitate development management policies and then goes onto consider the necessary review of the remaining SDLP policies.

Table 8 Key topic areas to consider the need for further Development Management Policies

- **Housing mix** (local needs for size, type, tenure)
- **Specialist housing** (rural exceptions, older persons and care homes, self-build plots)
- **Transport** (travel plans, parking standards, active traffic management, integrated demand management, capacity improvements, electric vehicle charging points, cycle routes and parking)
- **Design** (density, design benchmarks (BREEAM, Lifetime Homes, Secure By Design etc.))
- **Community, Tourism & Leisure** (tourist accommodation, recreation open space, community and sports facilities)
- **Development in the countryside** (replacement dwellings, farm diversification, re use of buildings, former mine sites and power stations)

- Q32**
- a) Looking at Table 8 above, which topics should PLAN Selby 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 PLAN Selby should address?**

The sections below look in more detail at some of the Development Management policy issues.

Housing mix

- 4.7 The Core Strategy sets out the need for a range of house types and sizes and tenures to provide for the changing needs of our community⁴¹. To do this, it requires applications for housing schemes to reflect the findings of the Strategic Housing Market Assessment, or other source of information to demonstrate that it is providing the right sort of homes in the right places to meet needs.
- 4.8 Other demographic and social changes over the next few years will result in an ageing population requiring more specialised housing, care and nursing. The market already provides a range of products to meet these needs, but development is not matching the speed of change.
- 4.9 Socially there is also a shift towards self-build homes. Although Selby District has a significant number of smaller sites with planning permission that self-builders may develop, there could be a case for allocating even more.

Key Fact

The Council intend to undertake a new Strategic Housing Market Assessment (SHMA) to inform the process of developing PLAN Selby

- Q33** Should PLAN Selby include policies for setting specific house types and sizes, tenures and specialist housing such as care homes and Self builds?

⁴¹ Core Policies SP9 and SP10

Transport and Highways

- 4.10 The Council's recently-commissioned Highways Study is establishing the baseline position regarding highway capacity and traffic volumes. It is also setting out the likely effects of scenarios of growth in the District over the coming years to see which junctions and routes are likely to be affected. From this, the Council can plan for the least additional burden on the existing network, ease congestion and improve traffic flow.
- 4.11 The impacts of traffic on the strategic road network are also being addressed as many journeys are made on the A19 and A64 to Leeds and York for example. The local motorways and other main roads are also addressed as cross-boundary trips are a key consideration in the suitability for settlements for growth. The Study will review a number of village bypass proposals such as those set out in the SDLP for Monk Fryston and Hambleton.
- 4.12 Public transport will also need to be addressed in PLAN Selby. Existing bus and train services have limitations, and growth should be designed to strengthen and build upon existing networks. This will result in stronger and more reliable services that can become realistic alternatives to the use of private cars.
- 4.13 Improving the attractiveness of public transport and other forms of sustainable travel can be assisted through both positive and restrictive policies in PLAN Selby. PLAN Selby could consider a range of soft touch interventions such as demanding cycle parking and safe cycle routes in new developments, electric vehicle charging points.

Q34

a) Should PLAN Selby 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**
- **car parking**

b) Are there other local transport schemes/issues that PLAN Selby should develop policies for?

Design

- 4.14 The aesthetic design of new development is very important if it is to become part of our community. There are certain traditions of building methods, materials and colours that define our local area. Although variety can add interest, the use of “alien” materials can be damaging to local character, so their use has to be scrutinised. However, the worst type of design is the use of “anywhere” standardised buildings that fail to reflect local style, or fail to respect the site-specific circumstances of topography, vegetation and orientation and are simply dumped on to a site.
- 4.15 Good design extends beyond just aesthetics though. The functionality of places and buildings is also important to ensure that development endures over the human lifecycle and beyond. Buildings must adapt to climate change, social needs and technological advances.
- 4.16 The Council has already established its commitment to quality design through a series of design guides and Village Design Statements, as well as broad policies in the SDLP 2005 and Core Strategy. Together these provide a positive framework to assist all developers’ understanding of our local character and needs for quality development that “fits in”.

- Q35**
- a) Should PLAN Selby 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.)?**
- b) Should PLAN Selby establish design requirements in the new allocated sites that consider the layout, orientation and aesthetic of development proposals?**

Community, Tourism & Leisure

- 4.17 NPPF Paragraph 28 promotes the retention of community facilities in rural areas, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. This is reflected in the Core Strategy Policy SP14 that also seeks to retain these facilities.
- 4.18 New development will place a burden on existing facilities, so large developments could be made up of a mix of land uses that includes community facilities. Such facilities would have to be harmonious to the existing network so as not to threaten their viability, but to add choice and variety to places.
- 4.19 The District is well placed to develop more leisure, cultural and tourist facilities, given the attractiveness of the countryside, proximity to tourist areas and large population bases. Such developments would broaden

the employment base of the District as well as attract visitors to increase expenditure here. PLAN Selby could consider a range of policies that promote or restrict certain developments.

- 4.20 There is a need for an evidence base to underpin the provision of services and facilities. The RCLS which the Core Strategy is based on is being updated by the new ELRCLS. Also the Parish Services Survey 2014 is a useful source of local patterns of use and needs information.

- Q36**
- a) Are the Core Strategy policies sufficient, are the remaining SDLP policies still relevant and evidence based?**
 - b) Should PLAN Selby have a more restrictive policy against the loss of rural community facilities? What could the tests be?**
 - c) How can PLAN Selby promote tourist accommodation, recreation open space, community and sports facilities etc.?**

Development in the countryside

- 4.21 The Council's broad approach to development in the countryside is set out in Policy SP2 of the Core Strategy. Development in the countryside (outside defined Development Limits), including scattered hamlets, will generally be resisted.
- 4.22 However it is not an absolute barrier to change, the Core Strategy seeks to balance protecting the countryside for its own sake with the promotion of rural prosperity⁴² as the countryside has assets that are unavailable in urban areas that could offer some economic and/or social improvements. Existing policies set out that development in the countryside (defined as being outside the Development Limit) is permissible in some circumstances.
- 4.23 PLAN Selby could consider more detailed policies to permit or restrict development in the open countryside by offering more guidance such as location, size, intensity thresholds as to what it would consider "appropriate". Alternatively the Council could retain the flexibility of the broader Core Strategy Policy.
- 4.24 Across the District there are a range of sites that have ceased their useful life and are in various states of dereliction. Sites such as the former mines, airfields and farm complexes continue to offer hard standing, buildings, access arrangements and other assets. Without an identified end use these sites continue to decline. In some cases there are restoration conditions on sites to return the sites to their previous [agricultural] use. PLAN Selby must consider whether there are uses that these sites could be put to.

⁴² Core Strategy Policies SP2 and SP13

Q37 What policies should PLAN Selby 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 and function / design codes, Isolated homes – special circumstances?

Q38 How should the Council view large previously-developed sites in the countryside?

Review of the remaining Selby District Local Plan Policies

4.25 Because there are several areas where there are overlaps between topics, the following Table 9 offers a simple look at the saved Selby District Local Plan (SDLP) Policies and whether they require review, deletion or replacement. The table only shows those policies that were “saved” in 2008, except those policies that have already been superseded by the Core Strategy.

If you want to look at the whole Selby District Local Plan please go to [Hyperlink to SDLP on website](#)

Q39 Please refer to Table 9

a) Which SDLP Policies are suitable for continued use in PLAN Selby?

b) Which are completely out of date, or no longer necessary?

c) Could any be updated or amended for use in the PLAN Selby? How can they be brought up to date?

**Table 9
– SDLP
Policies**

SDLP Policy Ref	Topic
SL1	Safeguarded Land
SG1	Strategic Countryside Gaps
ENV1	Control of Development
ENV2	Environmental pollution and Contaminated land
ENV3	Light pollution
ENV4	Hazardous Substances
ENV9	Sites of Importance for Nature Conservation
ENV11	Ancient Woodland
ENV12	River and Stream Corridors
ENV13	Development Affecting Ponds
ENV15	Conservation and Enhancement of Locally Important Landscape Areas
ENV16	Development Affecting Historic Parks and Gardens
ENV17	Historic Battlefields
ENV24	Alterations to Listed Buildings
ENV25	Control of Development in Conservation areas
ENV27	Scheduled Monuments and Important Archaeological Sites
ENV28	Other Archaeological Remains
ENV29	Protection of Local Amenity Space
ENV30	Shopfronts
ENV31	Advertisements in Conservation Areas
ENV32	Advertisements and Listed Buildings
H2	Location of New Housing Development
H2B	Housing Density
H5	Retention of the Existing Housing Stock
H8	Re-use of Upper Floors for Residential Use

SDLP Policy Ref	Topic
H12	Conversion to Residential use in the Countryside
H13	Replacement Dwellings in the Countryside
H14	Extensions to Dwellings in the Countryside
H15	Extensions to Curtilages in the Countryside
EMP2	Location of Economic Development
EMP3	Renewal of Industrial and Business Commitments
EMP4	Retention of Established Employment Areas
EMP5	Non-Conforming Uses
EMP6	Employment Development within Development Limits and Established Employment Areas
EMP8	Conversions to Employment use in the Countryside
EMP9	Expansion of Existing Employment Uses in the Countryside
EMP10	Additional Industrial Development at Drax and Eggborough Power Stations
EMP11	Exceptional Major Industrial and Business Development
EMP13	Control of Agricultural Development
EMP14	Intensive Livestock Units
EMP14A	Redevelopment of Intensive Livestock Units
T1	Development in Relation to the Highway network
T2	Access to Roads
T5	Safeguarding of A63 Hambleton/ Monk Fryston Bypass Corridor
T5A	Safeguarding of A63 Osgodby Bypass
T7	Provision for Cyclists

SDLP Policy Ref	Topic
T8	Public Rights of Way
T9	Roadside Facilities for the Travelling Public
T10	Motorway Service Areas
VP1	Vehicle Parking Standards
VP2	Retention of Existing Off-Street Car parking
VP4	Parking for People with Disabilities
RT1	Protection of Existing recreation Open Space and Allotments
RT2	Open Space Requirements for New residential Development
RT3	Formal Sport and Recreation Facilities
RT4	Golf Course and Golf Driving Range Development
RT5	Informal Recreation and Access in the Countryside
RT6	Control of Recreational Development in the Lower Derwent Valley
RT7	Control of Riverside Recreational Facilities in Selby/ Barlby Bridge
RT8	The Trans-Pennine Trail
RT9	Horse related Development
RT10	Tourism Related Development
T11	Tourist Accommodation
RT12	Touring Caravan and Camping Facilities
RT13	Signposting of Tourist Facilities
S3	Local Shops
S4	Retail Development in the Countryside
S5	Garden Centres
CS1	Health Care Facilities
CS2	Educational Establishments
CS3	Children's Nurseries
CS4	Community Centre, Places of Worship and Church Halls
CS5	Telecommunications

SDLP Policy Ref	Topic
CS6	Development Contributions to Infrastructure and Community Facilities
BAR/2	Land reserved for freight transhipment facilities, rear of Olympia Mills, Barlby Bridge
CHF/2	Land for recreation open space to the rear of Main St, Church Fenton
CFA/1	Church Fenton airbase Special Policy area
KEL/1	Land for Recreation Open Space east of Manor Garth, Kellington
RIC/1	Land for storage and distribution use at former airfield, Riccall Common
SEL/5	Development of additional wharves or wharf related activities, Selby
SEL/6	New Street/ Ousegate/Station Road Special Policy Area
SEL/7	Ousegate/Shipyard Road/Canal Road Special Policy Area
SEL/7A	The Holmes Special Policy Area
SEL/10	Services and commercial uses in the Town centre
SEL/12	Housing in the Town Centre
SEL/13	Townscape
SEL/14	Pedestrian Environment
SEL/16	Bawtry Road/Selby Canal Special Policy Area
TAD/4	Environmental Improvements
TAD/7	Housing in the Town centre

Chapter 5. Settlements

Introduction

- 5.1 This chapter looks at the 3 towns of Selby, Tadcaster and Sherburn-in-Elmet and the 18 Designated Service Villages (DSVs). PLAN Selby is seeking to consider how each of the settlements will look at the end of the plan period by considering preparing a vision for each. The vision could have specific growth proposals, as well as more general ideas to guide other development.

Each of the towns and Designated Service Villages will be considered in turn and we welcome your views on how they should develop over the plan period.

- 5.2 This Plan does not include statements on the other 'Secondary Villages' which are not proposed to have allocated development.

New Allocations

- 5.3 The overall amount of new housing and the land needed for employment purposes for the three towns is already set out in the Core Strategy. The precise amount and location of sites to deliver the growth needed is yet to be decided and this consultation is an early part of that process. The way in which the housing numbers are decided and how sites will be chosen for the 18 Designated Service Villages is also subject to consultation and further evidence work (**see Chapter 3 Topic 1 of this document**).

At this stage in the process therefore WE ARE NOT CONSULTING ON ANY PROPOSED ALLOCATIONS FOR THE SETTLEMENTS but are focusing instead on HOW we will choose the best sites to deliver the strategy.

Call-for-Sites Exercise

- 5.4 However, **for information purposes only** we are publishing separately the land data from the 'call-for-sites' exercise which the Council undertook at the end of 2013.
- 5.5 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 the Council is undertaking

called the Strategic Land Availability Assessment, which will consider whether sites are suitable, available and deliverable. **That work will then feed into the site selection process for the SAPP at a later stage.**

- 5.6 Nevertheless, if you want to see which sites have been put forward across the whole District then please visit the call for site webpage www.selby.gov.uk/callforsites.
- 5.7 For ease of reference we have published a Call-for-Sites Map Book to accompany the PLAN Selby consultation which includes a composite map for each of the 3 towns and the 18 Designated Service Villages only. This can be found at **ADD LINK**

The sites shown in the 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 specifically asking for comments on those sites at this stage.

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

Review of Selby District Local Plan Designations

- 5.8 As discussed in Chapter 4 regarding Development Management policies; because PLAN Selby will replace the remaining policies in the existing old style Selby District Local Plan (SDLP, 2005/2008), we will be reviewing those remaining policies to decide which should be included in the PLAN Selby. Part of that process relates to site specific designations which are shown on the Proposals Maps (now referred to as Policies Maps).
- 5.9 As such, a set of maps is provided at **Appendix 2** of this document (available separately), which shows the existing SDLP Proposals Map for each settlement⁴³ **These are the adopted policy designations**

⁴³ The maps differ from the adopted Proposals Maps because they have been updated for consultation purposes to exclude the expired SDLP policies and those areas which were shown as having planning permission.

which will be reviewed as part of PLAN Selby preparation process, for example:

- Recreation Open Space
- Locally Amenity Space
- Sites of Importance for Nature Conservation
- Locally Important Landscape Areas
- Established Employment Areas
- Town Centre Boundaries
- Special Policy Areas
- Protected Road Schemes
- Development Limits
- Strategic Countryside Gaps
- Lower Derwent Valley Area of Restraint

Key Facts:

Further studies will be undertaken alongside on-going engagement to update the evidence base and consider options for both the principle of these spatial policies and any detailed boundary definitions.

Specific consultation on any changes will be done at later stages.

Your comments are invited on those areas and designations at this early stage which will feed into the further research.

Selby Town

- 5.11 Selby town is located centrally in the District, Selby is a healthy town centre compared with other, similar town centres. It stands up well given the proximity of threats from nearby York, Leeds and the designer outlet. Selby serves its local population with daily needs (convenience goods) via three main supermarkets and several smaller outlets, while the comparison goods offer is limited and spread out. Recent facelift works have improved the appearance of the town.
- 5.13 There are several areas within the town that could accommodate growth and development, but we must be mindful of ensuring that the existing shops and services do not suffer. Recent development in Selby includes the on-going Staynor Hall development to the south of the town centre on the A1041, the new emerging leisure centre on Scott Road, and recent street works to improve the shopping experience.
- 5.14 The Olympia Park strategic development site⁴⁴ to the east of Selby has recently been granted planning permission for a mix of uses including housing and is recognised as one of the premier development sites in the region. It has attracted funding to improve infrastructure and open up the site for employment investment.
- 5.15 The Core Strategy sets out the vision for Selby explaining its role within the District as the focus for new housing, employment and retail and other services.
- 5.15 The Council has commissioned a comprehensive study, to look at the economic profile of the District and update information on the supply and demand for employment land, retail, commercial and leisure uses which will update the evidence base for economic growth in and around Selby Urban Area. This will inform land use proposals for the town through PLAN Selby to deliver the Core Strategy vision and provide support for any further detailed work for example by other business and community groups such as through the Selby Town Economic Partnership (STEP).
- 5.16 The evidence from this study and others such as the strategic land availability work will enable PLAN Selby to expand upon the existing information and strategies to produce a vision for the town to steer growth in the most coordinated way.

Your ideas for a vision for Selby town are welcome.

⁴⁴ Core Strategy Policy SP7

- Q40**
- a) How should Selby grow and develop – what could a vision say?**
 - b) What else is needed in Selby that could be allocated a site?**

Review of Existing Local Plan Designations

- 5.17 Appendix 2 shows the existing 2005 Selby District Local Plan (SDLP) Proposals Map for Selby which will be subject to review over the next stages of preparing PLAN Selby. The remaining SDLP policies will be replaced by PLAN Selby, and so your comments are invited on those areas and designations
- 5.18 Don't forget to look at other chapters in this Initial Consultation document that deal with other issues that may affect Selby, such as town centres (see Chapter 3, Topic 2) development management policies (see Chapter 4) for example.

Pool of Sites for Development in and around Selby Town

- 5.19 The Core Strategy already identifies that we need land to accommodate about 2500 homes in and around Selby town between 2011 and 2027. However 1000 of those are already allocated at the Olympia Park Strategic Development Site so PLAN Selby is looking for land for the remaining 1500. Consideration will be given to the number of homes that have already been built since the start of the plan period in 2011 and the level of existing planning permissions which could contribute towards this requirement when calculating the precise amount of land that will be needed for the remaining new allocations.

At this stage in the process WE ARE NOT CONSULTING ON ANY PROPOSED ALLOCATIONS FOR THE SETTLEMENTS but are focusing instead on HOW we will choose the best sites to deliver the strategy. See Chapter 3. Your comments on the site selection criteria are welcome (see Question 10) Decisions about which sites to choose will be taken later in the process.

- 5.20 However, **strictly for information purpose only**, a Map Book is published separately which shows the sites which have been submitted by the land owner/developer in the 2013 Call for Sites exercise as having potential for future development for a variety of uses. **The Council has made NO COMMENT on the suitability or otherwise of any of these sites. They are NOT being proposed for allocation at this stage. See Paragraphs 5.4 to 5.7 for more information.**

Sherburn in Elmet

- 5.22 Sherburn-in-Elmet is situated in the western part of the District south of Tadcaster, at the junction of the A162 and the B1222. The A1(M) trunk road crosses the District approximately 5km to the west.
- 5.23 The development has spread out from the central focus formed by the junction of Finkle Hill, Low Street, Kirkgate and Moor Lane. The town has absorbed a considerable amount of modern estate development but still retains a compact settlement form.
- 5.24 Sherburn-in-Elmet has been one of the main focus points for economic development within the District for many years. The principal concentration of employment is found to the east of the York-Sheffield railway, comprising the established Moor Lane Trading Estate, and the modern Sherburn Enterprise Park which extends across part of Sherburn Airfield. Planning permission has recently been granted for an additional 1 million square feet of employment land east of the existing Enterprise Park. Additional employment is found in local services.
- 5.25 Sherburn-in-Elmet is primarily a convenience goods shopping centre for people living in the town and for the immediate surrounding area. The main shopping area is concentrated in Low Street to the south of the crossroads and in Finkle Hill to the north of the crossroads. However, the offer is small given the size of the settlement and the potential catchment of surrounding villages.
- 5.26 There are recent planning permissions for over 700 new homes (and a new link road).
- 5.27 Although the Core Strategy sets out an overall vision for Sherburn in Elmet⁴⁵, explaining its role as a Local Service Centre within the District and establishes the main land use needs, there is an opportunity for PLAN Selby to develop a more specific range of policies and proposals to deliver a vision for Sherburn in Elmet to steer and deliver other growth over the life of the plan.
- 5.28 The Council has commissioned a comprehensive study, to look at the economic profile of the District and update information on the supply and demand for employment land, retail, commercial and leisure uses which will update the evidence base for economic growth in and around Sherburn in Elmet. This will inform land use proposals for the centre through PLAN Selby to deliver the Core Strategy vision and provide support for any further detailed work.

Your ideas for a vision for Sherburn-in-Elmet are welcome

⁴⁵ See Core Strategy Policies SP2, SP5 and SP13

- Q41**
- a) How should Sherburn in Elmet grow and develop – what could a vision say?**
 - b) What else is needed in Sherburn in Elmet that could be allocated a site?**

Review of Existing Local Plan Designations

- 5.29 Appendix 2 shows the existing 2005 Selby District Local Plan (SDLP) Proposals Map for Selby which will be subject to review over the next stages of preparing PLAN Selby. The remaining SDLP policies will be replaced by PLAN Selby, and so your comments are invited on those areas and designations
- 5.30 Don't forget to look at other chapters in this Initial Consultation document that deal with other issues that may affect Sherburn-in-Elmet, such as Green Belt and Safeguarded Land (see Chapter 3, Topic 3), renewable energy (see Chapter 3, Topic 5), LILA studies (see Chapter 3, Topic 6) for example.

Pool of Sites for Development in and around Sherburn in Elmet

- 5.31 The Core Strategy already identifies that we need land to accommodate about 700 homes in and around Sherburn in Elmet between 2011 and 2027. Consideration will be given to the number of homes that have already been built since the start of the plan period in 2011 and the level of existing planning permissions which could contribute towards this requirement when calculating the precise amount of land that will be needed for the remaining new allocations.

At this stage in the process WE ARE NOT CONSULTING ON ANY PROPOSED ALLOCATIONS FOR THE SETTLEMENTS but are focusing instead on HOW we will choose the best sites to deliver the strategy. See Chapter 3. Your comments on the site selection criteria are welcome (see Question 10) Decisions about which sites to choose will be taken later in the process.

- 5.32 However, **strictly for information purpose only**, a Map Book is published separately which shows the sites which have been submitted by the land owner/developer in the 2013 Call for Sites exercise as having potential for future development for a variety of uses. **The Council has made NO COMMENT on the suitability or otherwise of any of these sites. They are NOT being proposed for allocation at this stage. See Paragraphs 5.4 to 5.7 for more information**

Tadcaster

- 5.34 Tadcaster is situated in the north-western part of the District and is the second largest settlement, by population in the Plan area. The A64(T) bypasses the town to the south, and the A162 runs southwards toward Sherburn-in-Elmet and beyond.
- 5.35 Over the past 30 years, residential and industrial development has extended along the principal routes leading out of the town and this has distorted the original compact form. The three breweries of John Smith's, Bass North and Samuel Smith's are the main employers of the town. The main industrial areas are situated immediately to the west and south of the town centre and on the eastern periphery of the town.
- 5.36 Although the Core Strategy sets out an overall vision for Tadcaster⁴⁶, explaining its role as a Local Service Centre within the District and establishes the main land use needs, there is an opportunity for PLAN Selby to develop a more specific range of policies and proposals to deliver a vision for Tadcaster to steer and deliver other growth over the life of the plan
- 5.37 The Core Strategy notes that historically, there have been a number of regeneration schemes proposed for Tadcaster town centre, by the Council, landowners and the community. Unfortunately, none of these has come to fruition. However, the Council remains committed to the regeneration of the town centre and is willing to collaborate with other parties to support delivery of the Core Strategy objectives.
- 5.38 The Council has commissioned a comprehensive study to look at the economic profile of the District and update information on the supply and demand for employment land, retail, commercial and leisure uses which will update the evidence base for economic growth in and around Tadcaster. This will inform land use proposals for the town through PLAN Selby to deliver the Core Strategy vision and provide support for any further detailed work.
- 5.39 The evidence from this study and others such as the strategic land availability work will enable PLAN Selby to expand upon the existing information and strategies to produce a vision for the town to steer growth in the most coordinated way.
- 5.40 Tadcaster's attractive historic environment, riverside and proximity to Leeds and York offer numerous positive assets that could form the basis of any regeneration initiative. The Council's *Programme For Growth* initiative is keen to help Tadcaster meet its potential by working with key stakeholders.
- 5.41 PLAN Selby will consider initiatives for developing Tadcaster beyond just allocating sites for development. A vision for Tadcaster could be

⁴⁶ See Core Strategy Policies SP2, SP5 and SP13

developed to ensure the town grows to meet its needs. The Council will welcome all suggestions for any vision.

Your ideas for a vision for Tadcaster are welcome

- Q42**
- a) How should Tadcaster grow and develop – what could a vision say?**
 - b) What else is needed in Tadcaster that could be allocated a site?**

Review of Existing Local Plan Designations

- 5.42 Appendix 2 shows the existing 2005 Selby District Local Plan (SDLP) Proposals Map for Tadcaster which will be subject to review over the next stages of preparing PLAN Selby. The remaining SDLP policies will be replaced by PLAN Selby, and so your comments are invited on those areas and designations
- 5.43 Don't forget to look at other chapters in this Initial Consultation document that deal with other issues that may affect Tadcaster, such as Green Belt and Safeguarded Land (see Chapter 3, Topic 3), renewable energy (see Chapter 3, Topic 5) and Locally Important Landscape Area studies (see Chapter 3, Topic 6) for example.

Pool of Sites for Development in and around Tadcaster

- 5.44 The Core Strategy already identifies that we need land to accommodate about 360 homes in and around Tadcaster between 2011 and 2027. Consideration will be given to the number of homes that have already been built since the start of the plan period in 2011 and the level of existing planning permissions which could contribute towards this requirement when calculating the precise amount of land that will be needed for the remaining new allocations.
- 5.45 The Core Strategy sets out in Policy SP6 that due to possible non-delivery of sites, Tadcaster will need additional allocations that will only be released if the first sites are not delivering as planned. Therefore, Tadcaster will have more sites allocated than it needs, but some will *only* be released in the event of non-delivery of the preferred site(s).

At this stage in the process WE ARE NOT CONSULTING ON ANY PROPOSED ALLOCATIONS FOR THE SETTLEMENTS but are focusing instead on HOW we will choose the best sites to deliver the strategy. See Chapter 3. Your comments on the site selection

criteria are welcome (see Question 10) Decisions about which sites to choose will be taken later in the process.

- 5.46 However, **strictly for information purpose only**, a Map Book is published separately which shows the sites which have been submitted by the land owner/developer in the 2013 Call for Sites exercise as having potential for future development for a variety of uses. **The Council has made NO COMMENT on the suitability or otherwise of any of these sites. They are NOT being proposed for allocation at this stage. See Paragraphs 5.4 to 5.7 for more information.**

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Designated Service Villages (DSVs)

Introduction

5.48 The Core Strategy identified 18 Designated Service Villages which are capable of accommodating some additional growth. These are:

Appleton Roebuck	Hambleton
Byram/Brotherton*	Hemingbrough
Barlby Village/Osgodby*	Kellington
Brayton	Monk Fryston/Hillam*
Carlton	North Duffield
Cawood	Riccall
Church Fenton	South Milford
Eggborough/Whitley*	Thorpe Willoughby
Escrick	Ulleskelf

* *Villages with close links and shared facilities*

5.49 This chapter looks at each of the 18 Designated Service Villages in order to consider the issues that PLAN Selby could address.

Review of Existing Local Plan Designations

5.50 Appendix 2 shows the existing 2005 Selby District Local Plan (SDLP) Proposals Maps for each of the DSVs which will be subject to review over the next stages of preparing PLAN Selby. The remaining SDLP policies will be replaced by PLAN Selby, and so your comments are invited on those areas and designations

5.51 Don't forget to look at other chapters in this SAPP Initial Consultation document that deal with other issues that may affect the villages, such as Green Belt and Safeguarded Land (see Chapter 3, Topic 3), renewable energy (see Chapter 3, Topic 5), Locally Important Landscape Area studies (see Chapter 3, Topic 6) and Development Management policies (see Chapter 4) for example.

Pool of Sites for Development in and around DSVs

- 5.55 The Core Strategy already identifies that we need land to accommodate a total of about 1780 homes in and around the 18 Designated Service Villages between 2011 and 2027. Consideration will be given to the number of homes that have already been built since the start of the plan period in 2011 and the level of existing planning permissions which could contribute towards this requirement when calculating the precise amount of land that will be needed for the remaining new allocations in each Designated Service Village.

At this stage in the process WE ARE NOT CONSULTING ON ANY PROPOSED ALLOCATIONS FOR THE SETTLEMENTS but are focusing instead on HOW we will choose the best sites to deliver the strategy. See Chapter 3. Your comments on the site selection criteria are welcome (see Question 10) Decisions about which sites to choose will be taken later in the process.

- 5.56 However, **strictly for information purpose only**, a Map Book is published separately which shows the sites which have been submitted by the land owner/developer in the 2013 Call for Sites exercise as having potential for future development for a variety of uses. **The Council has made NO COMMENT on the suitability or otherwise of any of these sites. They are NOT being proposed for allocation at this stage. See Paragraphs 5.4 to 5.7 for more information**

This chapter looks at each of the 18 DSVs and asks the same questions for each.

Appleton Roebuck

- 5.59 Lying around 8 kilometres south-west of York, Appleton Roebuck is located in the southern part of the wider territory of “The Ainsty”, the area to the west of York bounded by the rivers Nidd, Ouse and Wharfe. This compact area is bisected by the A64 which follows more or less the route of the Street, or Roman Road from Tadcaster to York.
- 5.60 Accessing Appleton Roebuck is principally from Bishopthorpe in the east, with another access from the A64 to the north. Appleton Roebuck is a rural linear village, linking various greens and incidental open spaces. Much of the village lies within areas of low flood risk, but there is some risk associated with the beck that flows across the east of the village.

- Q43** **a) How should Appleton Roebuck grow and develop?**
b) What else is needed in Appleton Roebuck that could be allocated a site?

Barlby & Osgodby

- 5.61 Barlby village lies at the junction of the A19(T) and A63. Osgodby is situated predominantly on the northern side of the A63(T), and has a close association with Barlby. Barlby and Osgodby are approximately 12 miles south of York. Although falling within Barlby Parish, Barlby Bridge is well related to Selby town, being situated on the opposite bank of the river Ouse and contained by a bend in the river.
- 5.62 Osgodby is a small, compact settlement which still retains agricultural connections with frontage development along the Hull Road. It has some local services and Barlby Road provides the focus for residential and employment development with a number of established employment uses already existing in this area south of the A19(T).
- 5.63 Barlby village is constrained by the river Ouse to the east and the A19(T) Barlby bypass to the west. Barlby Bridge is constrained by large areas of Flood Zone 3.
- 5.64 The area between Osgodby and Barlby village is designated as a Strategic Countryside Gap, the boundaries of which may be reviewed.

- Q44** **a) How should Barlby & Osgodby grow and develop?**
b) What else is needed in Barlby & Osgodby that could be allocated a site?

Brayton

- 5.65 Brayton village lies 1.5 miles south-west of Selby town centre on the A19 York-Doncaster road. Brayton Parish also incorporates a substantial part of suburban Selby, but is separated by several agricultural fields. The Selby Canal skirts the village to the east and south, and the recent Selby bypass has greatly reduced traffic in the village.
- 5.66 The traditional core of the village lies on the eastern side of the A19 and centres on a large village green. Brayton has few immediate barriers to growth in any direction except the Strategic Gap, however to the south the A63 Selby bypass is a natural barrier, and flood risk to the north and

east is a limiting factor.

- 5.67 The area between Brayton and Selby Urban Area is designated as a Strategic Countryside Gap, the boundaries of which may be reviewed.

- Q45 a) How should Brayton grow and develop?
b) What else is needed in Brayton that could be allocated a site?**

Brotherton & Byram

- 5.68 Byram and Brotherton are situated in the western part of the District adjacent to the old A1 which separates the village from Brotherton. The A162 abuts the settlement to the west with direct access to the A1. The development of Byram and Brotherton are both closely related to the strategic position within the vicinity of the Great North Road, historically the major north-south communications route.
- 5.69 A small number of local employment opportunities are available in quarrying, transport related businesses and local services. The village has a limited range of community facilities.
- 5.70 The settlement is constrained by the West Yorkshire Green Belt. Flood Zone 3 covers the land to the west and south of the village associated with the flood plain of the River Aire. To the east and north, the flattish farmland has no significant constraints.

- Q46 a) How should Brotherton & Byram grow and develop?
b) What else is needed in Brotherton & Byram that could be allocated a site?**

Carlton

- 5.71 Carlton village is located 7 miles due south-east of Selby town. The river Aire runs along the southern edge of the Parish, less than a mile from the village. The A1041(T) Selby to Snaith road forms the village main street. Carlton's traditional form is that of a linear settlement. Recent development has expanded to the west along the main street. The two parallel roads of High Street and Low Street support a significant amount of the settlement's development.
- 5.72 To the east of High Street, development has been constrained by the grounds of Carlton Towers, a large country house set in parkland. Flood Zone 3 is a significant restriction on development to

the west and south.

- Q47**
- a) How should Carlton grow and develop?**
 - b) What else is needed in Carlton that could be allocated a site?**

Cawood

- 5.73 Situated on the west bank of the River Ouse about a mile downstream of the confluence with the River Wharfe, Cawood is one of the oldest settlements in Selby District. It lies at the crossing of the B1223 Selby-Towton road and B1222 Sherburn-York road, approximately 5 miles north-west of Selby and 10 south of York. Cawood bridge is strategic as the only major river crossing between York and Selby, and as such has a higher volume of traffic than its size would normally suggest. Cawood is heavily constrained by flood risk.

- Q48**
- a) How should Cawood grow and develop?**
 - b) What else is needed in Cawood that could be allocated a site?**

Church Fenton

- 5.74 Church Fenton is situated in the western part of the District, approximately 1.5 miles east of the A162. Both the Leeds-York and Sheffield-York railway lines pass through the settlement. The nearest major settlement is Sherburn in Elmet, nearly 2 miles to the south of Church Fenton. Church Fenton is principally a linear settlement with some in-depth development to the west, south of Station Road.
- 5.75 The nearby RAF air base remains in MoD use but operations have scaled back significantly in recent years. The air base is classed as a different settlement to Church Fenton in the Core Strategy settlement hierarchy.

- Q49**
- a) How should Church Fenton grow and develop?**
 - b) What else is needed in Church Fenton that could be allocated a site?**

Eggborough & Whitley

- 5.76 Eggborough & Whitley are located in the southern part of the District, approximately 6 miles to the south-west of Selby at the junction of the A19 and M62. The A19 bypasses Eggborough on the north side of the M62, then forms the main road astride which the village of Whitley lies, south of the M62. Eggborough Power Station lies to the north, and a number of major communications routes including rail, canal, the A19 and the M62 motorway can be found close to both villages.
- 5.77 Employment opportunities are available at Eggborough Power Station, the Saint Gobain float glass factory and Kellingley Colliery. A number of local industries and businesses are established in and around the joint villages including light engineering and haulage. The principal concentrations are found at the Northside Industrial Estate between the Knottingley to Goole canal and the railway line. Eggborough is the larger of the settlements and also has more services and facilities.
- 5.78 Both villages are constrained by Green Belt.

- Q50** a) How should Eggborough & Whitley grow and develop?
b) What else is needed in Eggborough & Whitley that could be allocated a site?

Escrick

- 5.79 Escrick lies adjacent to the A19 approximately 9 miles north of Selby and 8 miles south of York. Escrick lies on the edge of Selby District adjacent to the City of York administrative area. The village's agricultural origins are associated with the Hall and its large parkland estate grounds, but more recently the village is known for both its hotel and private school. The former North Selby Mine lies just outside the village to the north east, and a small industrial estate has recently been developed to the south. Other employment is available as part of the Escrick Park estate small offices and light industrial units.
- 5.80 Escrick is unconstrained by flood risk or other physical constraint, but is bound on almost all sides by the York Green Belt. The area to the south-west of the village is designated as a Historic Park and Garden and there is Site of Importance for Nature Conservation to the east of the village.
- 5.81 The land north of the village lies inside the City of York Council administrative area, not Selby District. The City of York is preparing

a new Local Plan and has identified a site north of Escrick as Safeguarded Land. As part of the Duty to Cooperate the Councils will continue to work together as appropriate to consider a coordinated approach to potential growth at Escrick.

- Q51**
- a) How should Escrick grow and develop?**
 - b) What else is needed in Escrick that could be allocated a site?**

Hambleton

- 5.82 Hambleton straddles the A63 approximately 3.5 miles west of Selby. A good range of recreational facilities is available, including a play area at Garth Drive and a large playing field adjacent to the A63 which can be used for a number of sports. The field also contains an equipped play area. Regular bus services operate to Selby and Leeds. Hambleton is unconstrained by flood risk or other significant barrier.
- 5.83 The current Selby District Local Plan includes a protected Bypass Route to the south of the village. This will be reviewed as part of PLAN Selby in the light of the Highways Study which is being undertaken.

- Q52**
- a) How should Hambleton grow and develop?**
 - b) What else is needed in Hambleton that could be allocated a site?**

Hemingbrough

- 5.84 Hemingbrough lies close to the river Ouse, about 13 miles south-east of York and 5 miles east of Selby on the A63(T) trunk road. Hemingbrough has grown significantly eastward in recent years, but its traditional core remains on Main Street to the west of the village. Land to the west of the village is constrained due to Flood Zone 3.

- Q53** a) How should Hemingbrough grow and develop?
b) What else is needed in Hemingbrough that could be allocated a site?

Kellington

- 5.85 Kellington is situated just over 1 mile from the A19 west of Eggborough Power Station and north-west of Eggborough. The A645, linking Kellington directly with the larger town of Knottingley, lies just to the south of the village.
- 5.86 Flood risk plays an important role in Kellington, and land all around the west, north and east is in Flood Zone 3. Pockets of Flood Zone 1 exist, but land to the south is largely flood free.

- Q54** a) How should Kellington grow and develop?
b) What else is needed in Kellington that could be allocated a site?

Monk Fryston & Hillam

- 5.87 Monk Fryston and Hillam are situated approximately 7 miles west of Selby straddling the A63. They lie 2 miles east of the A1 (M) motorway and 4 miles north of M62. The Doncaster-York railway line marks the western edge of the built up area of the settlement but there is no longer a railway station. Monk Fryston and Hillam contain a mixture of residential development which has been well assimilated into both villages. The surviving historic nucleus of the village is centred around the Saxon church, and is largely

unspoilt. Monk Fryston Hall is a local landmark once owned by the Abbot of Selby.

5.88 Monk Fryston has a playing field adjoining the primary school with a fully equipped play area. There is also an equipped play area adjacent to the community centre. Hillam also has a cricket and football pitch to complete the range of sports and play facilities.

5.89 A gap exists between the built up areas in Monk Fryston on land that was earmarked for a potential bypass. That bypass is unlikely to take place and so it is possible to link the built up areas to unite the village. The Highways Study is reviewing the various bypass routes in the District and may make recommendations in the future.

5.90 In terms of flood risk, land north east of the village features several pockets of Flood Zone 3, but elsewhere flood risk is low. Both villages are constrained by the West Yorkshire Green Belt.

Q55 a) How should Monk Fryston & Hillam grow and develop?

b) What else is needed in Monk Fryston & Hillam that could be allocated a site?

North Duffield

5.92 The village is located 5.5 miles north-east of Selby town. The A163 Market Weighton Road forms the southern edge to the settlement. The River Derwent which forms the eastern boundary of the District runs 1 mile to the east of the village. The road from Selby to Market Weighton forms a crossing over the Derwent to the east of North Duffield. The village is situated in flat and low lying countryside which is mainly in agricultural use.

5.93 In terms of flood risk, North Duffield is all in the low risk Flood Zone 1, apart from the Ladypit Drain in the south west corner of the village.

5.94 To the east of North Duffield lies the River Derwent which is also the administrative boundary of the District. The Lower Derwent Valley is an international wildlife site. It is also designated as an Area of Restraint under the existing Selby District Local Plan.

Q56 a) How should North Duffield grow and develop?

b) What else is needed in North Duffield that could be allocated a site?

Riccall

- 5.95 The village lies 4.5 miles north of Selby, 9 miles south of York. The A19(T) York to Selby Road forms the eastern boundary of the main settlement. The village centre has an historic character which is focused principally on Main Street and the village green. The majority of buildings on Main Street are 18th and 19th century and front directly onto the road. Riccall is constrained by areas of Flood Zone 2.

- Q57**
- a) How should Riccall grow and develop?**
 - b) What else is needed in Riccall that could be allocated a site?**

South Milford

- 5.96 South Milford straddles both sides of the A162, and is situated one mile to the south of Sherburn in Elmet. South Milford station lies between the village and Sherburn-in-Elmet offering links to Selby, Leeds and York.
- 5.97 Historically, there is flood risk along the stream that runs past Steeton Hall and underneath the High Street, however it is localised to the High Street area and the rest of the village is flood risk free. South Milford is constrained by the tightly drawn West Yorkshire Green Belt

- Q58**
- a) How should South Milford grow and develop?**
 - b) What else is needed in South Milford that could be allocated a site?**

Thorpe Willoughby

- 5.98 Located a few miles west of Selby Town, Thorpe Willoughby was originally a farming community built along the trade route between Selby and Leeds. A small amount of services and facilities exist along Selby Road, and in Fox Lane, but there is no specific village centre. In flood risk terms, land along Selby Dam in the north is in

Flood Zone 3, with some land in Flood Zone 2, however the remainder of the village is not at risk of flooding.

- 5.99 The Core Strategic identified an indicative area for a Strategic Countryside Gap in order to prevent the coalescence of the village with Selby. Studies informing future stages of PLAN Selby will seek to identify an appropriate boundary.

Q59 a) How should Thorpe Willoughby grow and develop?

b) What else is needed in Thorpe Willoughby that could be allocated a site?

Ulleskelf

- 5.100 Ulleskelf is situated around 4 miles from Tadcaster, 5 miles from Sherburn-in-Elmet and 9 miles north of Selby. It lies on a tidal stretch of the River Wharfe and therefore suffers from flooding. Much of the land north of Ulleskelf is in Flood Zone 3, so development is restricted to growth southward.
- 5.101 The nearby Church Fenton air base (RAF) is a separate settlement in the Core Strategy hierarchy of settlements, but it does share some services with Ulleskelf. The railway station has limited services to Leeds and York.

Q60 a) How should Ulleskelf grow and develop?

b) What else is needed in Ulleskelf that could be allocated a site?

Elsewhere in the District

- 5.103 PLAN Selby is not generally intending to allocate development sites elsewhere in the District (outside the three towns and the 18 Designated Service Villages identified above).

Chapter 6 Evidence Base Requirements

- 6.1 PLAN Selby must be underpinned by an evidence base that informs and justifies its policies. The table below sets out the issues, existing evidence, and what evidence the Council considers should be sought to inform policy decisions in PLAN Selby.

Table 10 Evidence Base

Commenced	
Infrastructure Delivery Plan	On-going and links with CIL work already undertaken
Duty To Cooperate	Early work with LPAs in LCR and NY&Y Regions 2013. Further consultation May 2014. Revised draft to 'other bodies' July 2014
Call for sites / Pool of site for consultation	Completed Sept/Oct 2013
Parish Services Survey	April 2014 – Dec 2014
Land database	April-June 2014
Strategic Land Availability Assessment	Nov 2013-August 2014
AMR & 5 Year Housing Land Supply	March 2014 –December 2014
LCR housing market areas and objectively assessed need work	Feed in / On-going 2014
Baseline setting and SA/SEA/HRA	On-going
Employment Land, Retail, Commercial and Leisure Study	Commissioned. Output expected Oct/Nov 2014
Highways Assessment	Commissioned. Output expected Dec 2014
Engagement Plan	Ongoing
Next	Indicative Timetable
Strategic Housing Market Assessment	Nov 2014 – March 2015
Executive and Council	Nov 2014
Public Participation On Initial Consultation documents	Nov 2014 – Jan 2015
Post Initial Consultation	
Data collation and analysis	July 2014 - Sept 2015
Green Belt/Strategic Countryside gaps/ Development Limits review (2 stage - method and implementation)	Nov 2014 – Sept 2015
Sport and Leisure 'PPG17' assessment and Local amenity space	Nov 2014 – Sept 2015
Green Infrastructure & Landscape Assessment	Nov 2014 – Sept 2015
SINCs survey / analysis	Nov 2014 – Sept 2015
Strategic Flood Risk Assessment refresh	Nov 2014 – Sept 2015
Site Assessment (1st stage – method)	Nov 2014 – Sept 2015
Whole Plan Viability / Site Viability Assessment	Nov 2014 – Sept 2015
Site Assessment (2nd stage)	Nov 2014 – Sept 2015
Climate change & Renewable Energy Study	Nov 2014 – Sept 2015
Heritage Assets	Nov 2014 – Sept 2015
Other evidence for DM policy development	Nov 2014 – Sept 2015

Further detailed technical site constraints research	Nov 2014 – Sept 2015
Green Belt/Strategic Countryside gaps/ Development Limits review – site specific	Nov 2014 – Sept 2015
Further viability work	Nov 2014 – Sept 2015

Q62 Do you have any comments on the evidence that the Council considers necessary?

Q63 Is there any other evidence that the Council should consider gathering?

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Chapter 7. Conclusions / Next Steps

Conclusions

- 7.1 The broad strategy for growth in the District is established in the Core Strategy. PLAN Selby is seeking to add flesh to the bones of that broad framework by identifying site-specific allocations for the identified needs, and to develop detailed policies in a range of topic areas. Crucially, PLAN Selby also needs to consider what other topics and/or places should be addressed to deliver sustainable development.
- 7.2 The decisions made by PLAN Selby will affect everyone living and working in the District. Like the Core Strategy, PLAN Selby is a long-term plan to guide development up to 2027. It is important that the PLAN Selby is well researched, forward-looking and achievable to ensure that the effect on people is to enhance their daily lives.
- 7.3 There are a great many decisions to be made, and there is every opportunity to help to shape the way those decisions are made. Therefore, the Council would encourage strongly everyone to get involved and make their views known. The Council wants your comments on this Initial Consultation paper.

**We must receive your comments by
5pm on 19 January 2015**

- 7.4 At the end of this public participation period, the Council will consider the responses it receives. A range of studies will be undertaken to build up the necessary evidence base including the Sustainability Appraisal (SA) and these will all inform the next stage of public participation: Further Consultation.
- 7.5 Further Consultation on PLAN Selby will set out the Council's response to this public participation, and based on the evidence base and SA, will develop proposals for policies and site allocations. It is anticipated that this will be published in Summer 2015 for further public participation.
- 7.6 After the Further Consultation public participation, the Council will address comments and prepare a final draft of PLAN Selby that will be formally Published for comments prior to Submission to the Secretary of State for assessment at an independent Examination in Public.

Glossary

Acronyms

AMR – Authorities Monitoring Report

BREEAM -Building Research Establishment Environmental Assessment

CEFs – Community Engagement Forums

CIL – Community Infrastructure Levy

DCSPD – Developer Contributions Supplementary Planning Document

DTC – Duty to Cooperate

DSV – Designated Service Village

ELR – Employment Land Refresh

ELS – Employment Land Study

ELRCL – Employment Land, Retail Commercial Leisure Study

HRA – Habitat Regulations Assessment

LDS - Local Development Scheme

LCR – Leeds City Region

LILAs – Locally Important Landscape Areas

LPA – Local Planning Authority

NPPF – National Planning Policy Framework

NPPG or PPG – National Planning Practice Guidance

PFTS – Planning Policy for Traveller Sites

RCLS – Retail Commercial Leisure Study

SA - Sustainability Appraisal

SAPP – The Sites and Policies Local Plan

SCI - Statement of Community Involvement

SDLP – Selby District Local Plan adopted 2005 saved (2008)

SDC – Selby District Council

SEA - Strategic Environmental Assessment

SINCS – Sites of Importance for Nature Conservation

SFRA – Strategic Flood Risk Assessment

SHMA – Strategic Housing Market Assessment

SLAA – Strategic Land Availability Assessment

SPD - Supplementary Planning Document

STEP – Selby Town Enterprise Partnership

SSSI - Site of Special Scientific Interest

SV – Secondary Village

TNA – Traveller Needs Assessment

GLOSSARY

Term	Description
Allocations	Allocations. Sites identified for new development for specific land uses to meet the known requirement over the plan period. Normally identified through an Allocations Local Plan or Area Action Plan or Neighbourhood Plan – will be identified in later stages of PLAN Selby.
AMR	Authorities Monitoring Report. A report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a Local Development Framework.
BREEAM	BREEAM Building Research Establishment Environmental Assessment. BREEAM sets the standard for best practice in sustainable building design, construction and operation and has become one of the most comprehensive and widely recognised measures of a building's environmental performance. It encourages designers, clients and others to think about low carbon and low impact design, minimising the energy demands created by a building before considering energy efficiency and low carbon technologies.
Brownfield Land and Sites	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously-Developed Land'.
CEFs	Community Engagement Forums are public meetings at where people who live and work in the District can raise any concern or make any comment about your local area and your local services. The Forum meetings give people a chance to speak directly to people who deliver your local services, for example policing, street cleaning and road safety. This is a chance for you to have your say about the issues that are important to you and the place where you live.
CIL	Community Infrastructure Levy. A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Conservation Area	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Core Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy (see also DPDs). The Council adopted the Selby District Core Strategy Local Plan in October 2013. PLAN Selby is linked to the Core Strategy.
DCSPD	Developer Contributions Supplementary Planning Document. The function of the SPD is to identify the Council's requirements for mitigating the impacts of new development and delivering sustainable development through planning obligations. The contributions will almost always be secured through conditions attached to planning permissions or through Section 106 planning obligations.
DTC	Duty to Cooperate. The duty to cooperate seeks to ensure that local planning authorities lead strategic planning effectively through their Local Plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries.
DSV	Designated Service Village. Settlement with a good range of local services capable of accommodating additional limited growth as defined in Policy SP2 of the Core Strategy.
ELR	Employment Land Refresh. Assesses employment land requirements and job growth potential 2010.
ELS	Employment Land Study Assesses employment land requirements and job growth potential 2007
ELRCLS	Employment Land Retail Commercial Leisure Study. The new Study already underway in 2014 will provide an assessment of the need for further development for retail, commercial and leisure uses up to 2026 It also assesses deficiencies in current provision and the capacity of existing centres to accommodate new development. It will update the ELs and ELR above
EA	Environment Agency A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.

<p>Green Belt (not to be confused with the term 'greenfield')</p>	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to:</p> <ul style="list-style-type: none"> • check the unrestricted sprawl of large built up areas • prevent neighbouring towns from merging • safeguard the countryside from encroachment • preserve the setting and special character of historic towns • assist urban regeneration by encouraging the recycling of derelict and other urban land <p>Green belts are defined in a local planning authority's development plan.</p>
<p>Green field (not to be confused with Green Belt)</p>	<p>An area of land that has not been previously developed including agricultural buildings and garden land. (<i>Different to 'Green Belt' – see above</i>)</p>
<p>HRA</p>	<p>Habitat Regulations Assessment. The European Union (EU) Habitats Directive protects certain species of plants and animals which are particularly vulnerable.. The process of HRA involves an initial 'Screening' stage followed by an Appropriate Assessment (AA) if proposals are likely to have a significant (adverse) impact on a Natura 2000 site.</p>
<p>Infrastructure</p>	<p>Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.</p>
<p>LDS</p>	<p>Local Development Scheme. The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with government and reviewed every year.</p>
<p>LCR</p>	<p>Leeds City Region. The Leeds City Region* is a functional economic area, defined by the way our businesses operate and our residents live their lives. As the largest City Region economy outside London, it has the immense potential to become an economic powerhouse.</p>
<p>LSC</p>	<p>Local Service Centre defined in the Core Strategy – comprising Tadcaster and Sherburn in Elmet</p>
<p>LILA</p>	<p>Locally Important Landscape Areas. The locally important landscape areas, to protect the conservation and enhancement of the character and quality of the landscape. Currently defined in the SDLP.</p>

LPA	Local Planning Authority - Selby District Council for the Selby District
NPPF	The National Planning Policy Framework was published by the UK's Department of Communities and Local Government in March 2012, consolidating over two dozen previously issued documents called Planning Policy Statements and Planning Policy Guidance Notes for use in England. http://planningguidance.planningportal.gov.uk/blog/policy/
PFTS	Planning for Traveller Sites. This document sets out the Government's planning policy for traveller sites
'PLAN Selby'	The Sites and Policies Local Plan. Is a more specific document which provides details identifying locations for housing, employment and other land uses, as well as setting out policies for determining planning applications to deliver the adopted Core Strategy.
PPG	National Planning Practice Guidance Online guidance updated by central government to support NPPF http://planningguidance.planningportal.gov.uk/
RCLS	Employment Land Retail Commercial Leisure Study. The Study in 2009, provided s an assessment of the need for further development for retail, commercial and leisure uses up to 2026 It also assesses deficiencies in current provision and the capacity of existing centres to accommodate new development.
ROS	Recreational Open Space. All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Rural exception site	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
SAPP (also referred to as PLAN Selby)	Sites and Policies Local Plan. Is a more specific document which provides details identifying locations for housing, employment and other land uses, as well as setting out

	policies for determining planning applications to deliver the adopted Core Strategy.
Statement of Community Involvement (SCI)	Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.
SDLP	Selby District Local Plan. Current District wide Development Plan which was adopted in 2005 and includes policies for the use and development of land. Many SDLP policies have been saved by Direction of the Secretary of State in 2008 until replaced by new local plan policies.
SDC	Selby District Council. The Local Planning Authority for the Selby District
SEA	<p>Strategic Environmental Assessment An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC. The environmental assessment involves the:</p> <ul style="list-style-type: none"> • preparation of an environmental report • carrying out of consultations • taking into account of the environmental report and the results of the consultations in decision making • provision of information when the plan or programme is adopted • showing that the results of the environment assessment have been taken into account
SSSI	Site of Special Scientific Interest A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).
SFRA	Strategic Flood Risk Assessment. Assesses flood risk at a District level. Level 1 provides background information and a preliminary review of all available flood risk data. The Level 2 includes sequential testing of the sustainability of potential locations for future growth.

SHMA	Strategic Housing Market Assessment. Study to determine housing needs in a District including need for affordable housing and tenure, types, sizes. Current one 2008, planned new one 2014/15
SLAA	Strategic Land Availability Assessment. As part of the Council's Local Planning functions we invited developers, landowners and the wider public the opportunity to put forward potential development sites.
SPD	Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
STEP	Selby Town Enterprise Partnership is a strategic body, which brings together the public and private sectors to support economic growth in the town of Selby. The STEP is made up of representatives from the local authority, the business community, education, and a range of delivery partners.
TNA	Traveller Needs Assessment provides the Council, up to date evidence about the accommodation needs of Gypsies & Travellers and Showmen in Selby during the period until 2028 in five year sections covering 2013-2018, 2018-2023 and 2023-2028.
Windfall Site	A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes.

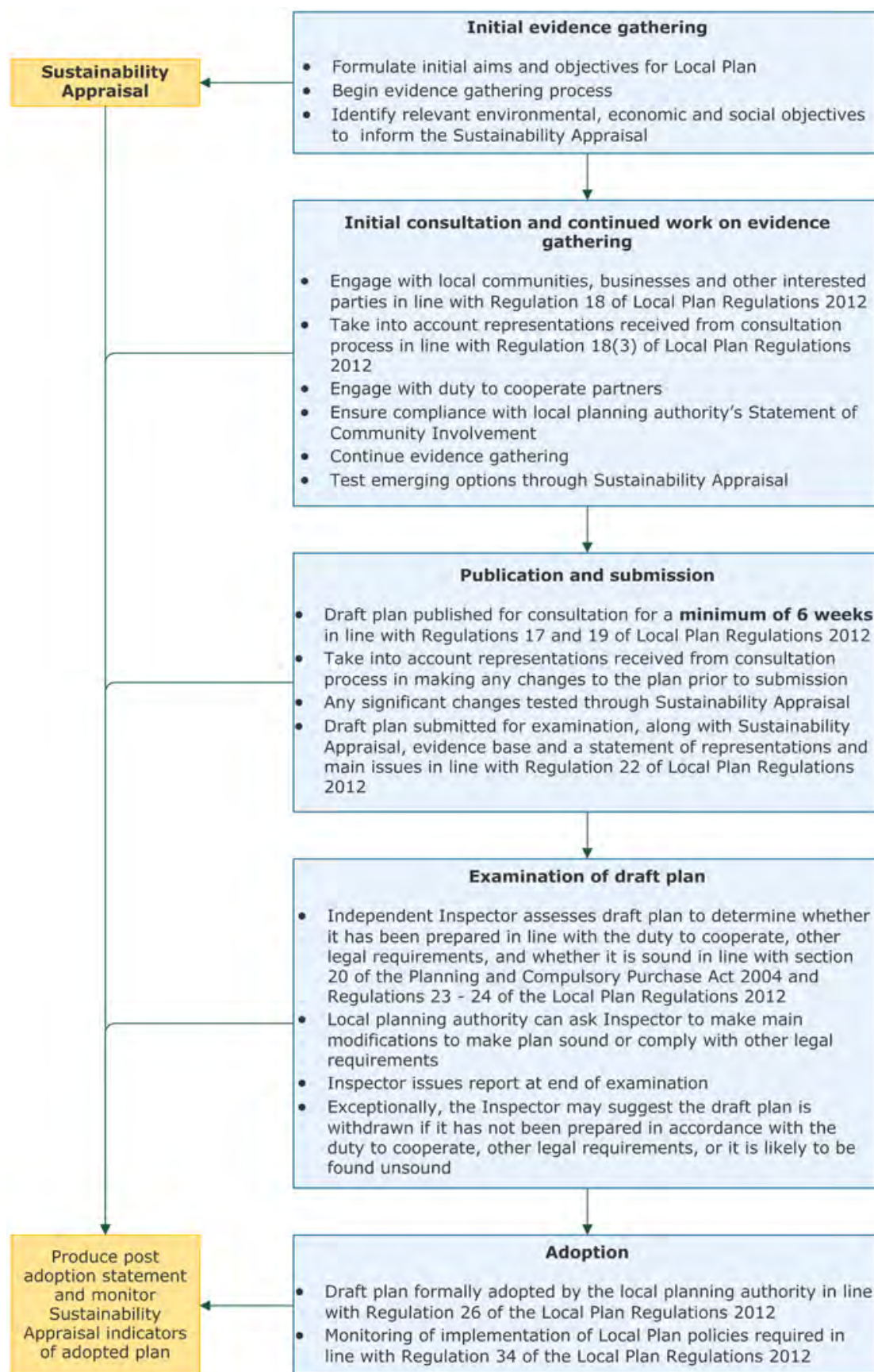
Appendices

Appendix 1 Plan Making Process

Appendix 2 Maps showing Local Plan designations in the settlements
(available separately)

DRAFT

Appendix 1 Plan Making Process and Next Steps to adoption



Appendix 2 Maps showing existing Local Plan designations for review

DRAFT

APPENDIX 2

Maps showing existing Local Plan designations for review

PLAN Selby

Delivering the Vision

Appendix 2



PLAN Selby

Delivering the Vision

Appendix 2

Maps showing existing Local plan designations for review

- A1. Appendix 2 maps show the current planning policy designations in the Adopted Selby District Local Plan 2005 (Saved Policies Direction 2008), as amended by the Core Strategy 2013. The maps cover the 3 settlements of Selby, Sherburn In Elmet and Tadcaster, the 18 Designated Service Villages and the 40 Secondary Villages with defined Development Limits, as set out in the Core Strategy Local Plan 2013.
- A2. The maps show all the current policies as part of the Adopted Selby District Local Plan 2005 (Saved Policies Direction 2008), as amended by the Core Strategy. However these maps do not include the 'Significant Residential Permissions' and Significant Employment Permissions' identified on the Selby District Local Plan 2005 Inset Maps.
- A3. PLAN Selby will be addressing these designations making sure they are up to date, relevant and appropriate.
- A4. Please refer to Section 4.25 and Table 9 (SDLP Policies) of the PLAN Selby main document about what site specific designations and policies the Council is consulting on as part of this Initial Consultation exercise.

Your comments on any of the designations in principle, or on specific areas that are (or not) covered by those designations are welcome.

Maps are included within this appendix for the settlement hierarchy set out in the Core Strategy:

Principal Town

- Selby

Local Service Villages

- Sherburn In Elmet
- Tadcaster

Designated Service Villages

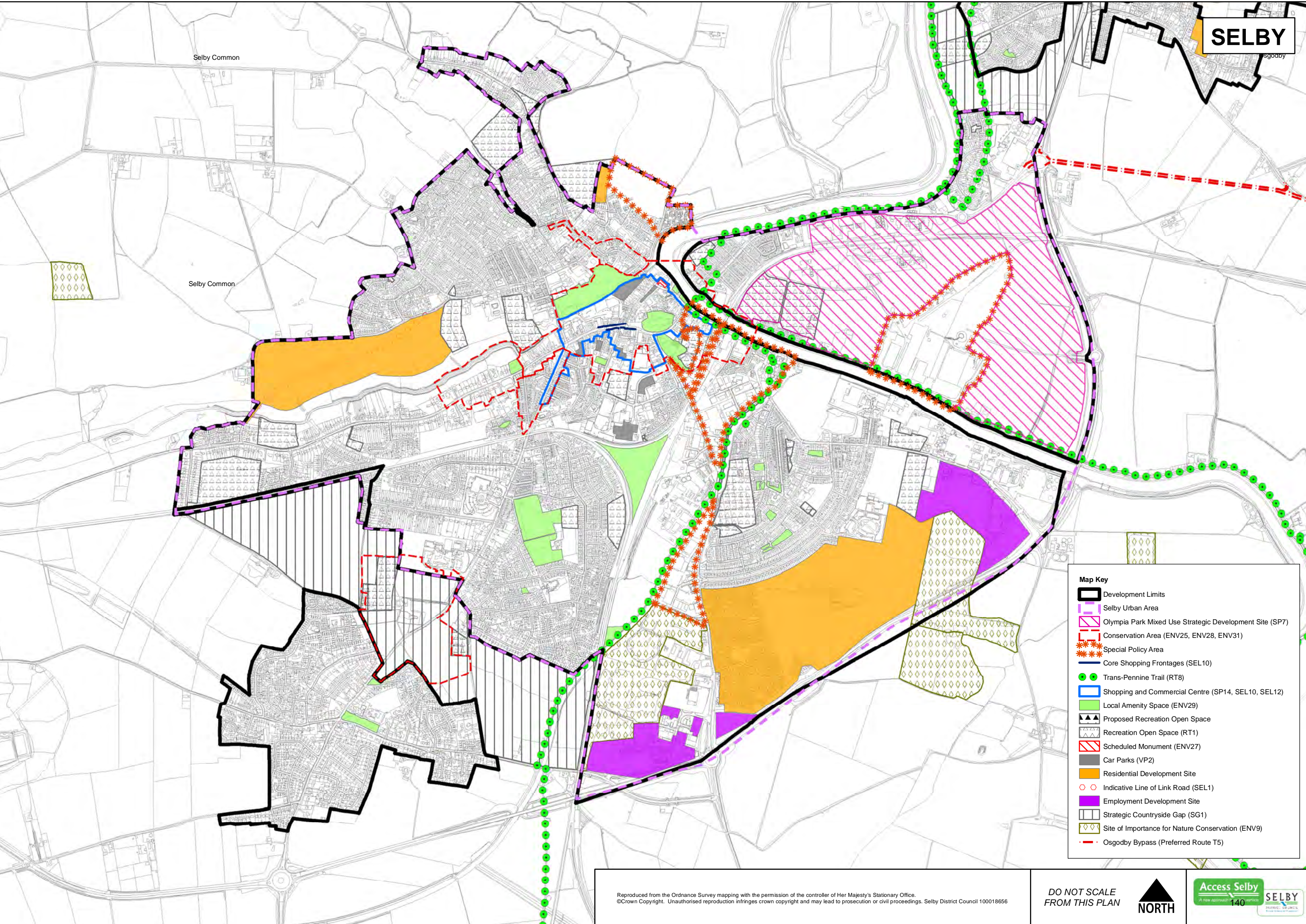
- | | |
|-----------------------------|-------------------------|
| • Appleton Roebuck | • Hambleton |
| • Byram / Brotherton* | • Hemingbrough |
| • Barlby Village / Osgodby* | • Kellington |
| • Brayton | • Monk Fryston /Hillam* |
| • Carlton | • North Duffield |
| • Cawood | • Riccall |
| • Church Fenton | • South Milford |
| • Eggborough / Whitley* | • Thorpe Willoughby |
| • Escrick | • Ulleskelf |

** Villages with close links and shared facilities*

Secondary Villages with defined Development Limits

- Barlow
- Beal
- Barkston Ash
- Biggin
- Bilbrough
- Birkin
- Bolton Percy
- Burton Salmon
- Burn
- Camblesforth
- Chapel Haddlesey
- Church Fenton Airbase
- Cliffe
- Colton
- Cridling Stubbs
- Drax
- Fairburn
- Gateforth
- Great Heck
- Healaugh
- Hensall
- Hirst Courtney
- Kelfield
- Kellingley Colliery
- Kirk Smeaton
- Little Smeaton
- Lumby
- Newland
- Newton Kyme
- Ryther
- Saxton
- Skipwith
- South Duffield
- Stillingfleet
- Stutton
- Thorganby
- Towton
- West Haddlesey
- Wistow
- Womersley

Principal Town



Selby Common

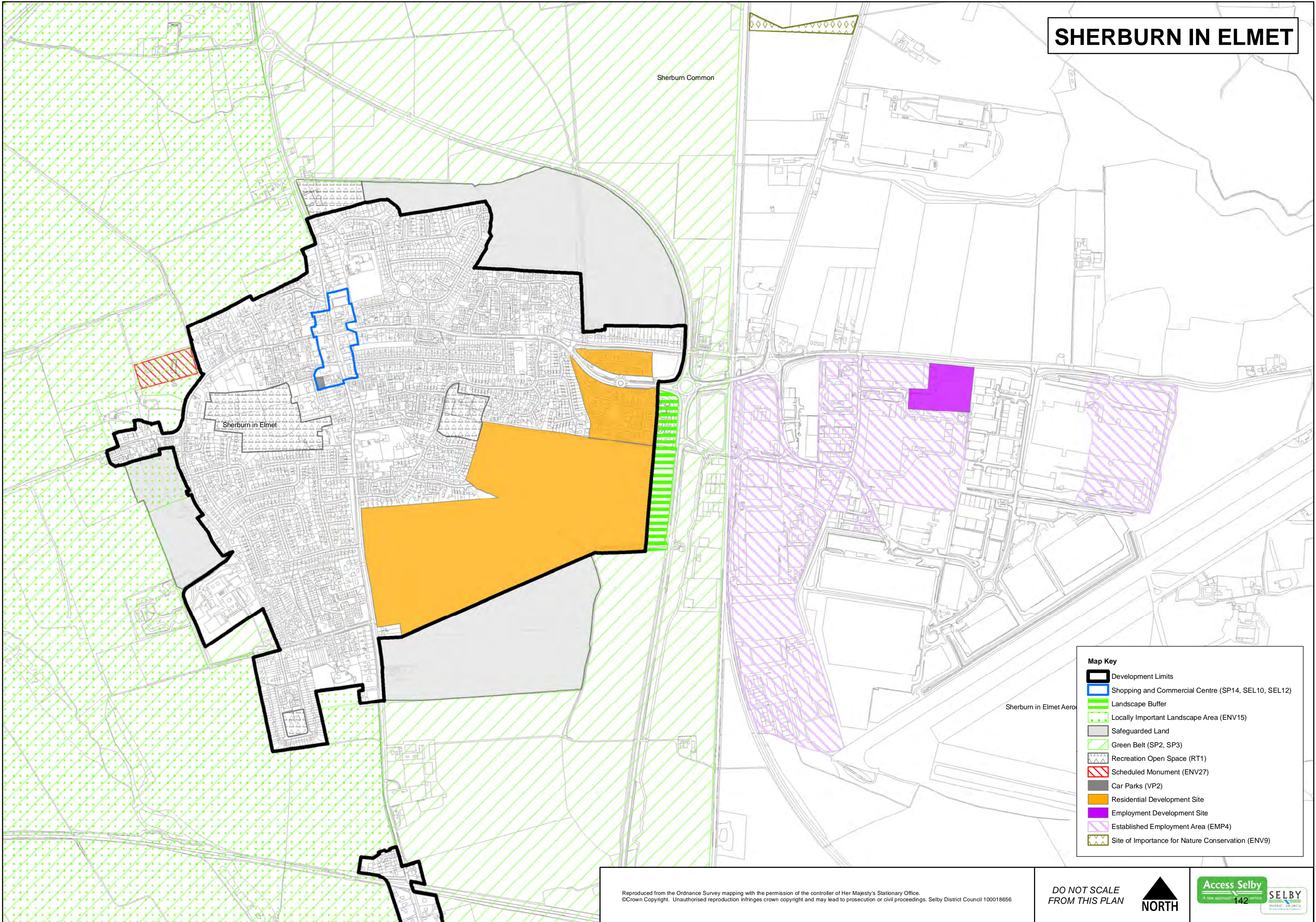
Selby Common

Map Key

- Development Limits
- Selby Urban Area
- Olympia Park Mixed Use Strategic Development Site (SP7)
- Conservation Area (ENV25, ENV28, ENV31)
- Special Policy Area
- Core Shopping Frontages (SEL10)
- Trans-Pennine Trail (RT8)
- Shopping and Commercial Centre (SP14, SEL10, SEL12)
- Local Amenity Space (ENV29)
- Proposed Recreation Open Space
- Recreation Open Space (RT1)
- Scheduled Monument (ENV27)
- Car Parks (VP2)
- Residential Development Site
- Indicative Line of Link Road (SEL1)
- Employment Development Site
- Strategic Countryside Gap (SG1)
- Site of Importance for Nature Conservation (ENV9)
- Osgodby Bypass (Preferred Route T5)

Local Service Centres

SHERBURN IN ELMET



Map Key

- Development Limits
- Shopping and Commercial Centre (SP14, SEL10, SEL12)
- Landscape Buffer
- Locally Important Landscape Area (ENV15)
- Safeguarded Land
- Green Belt (SP2, SP3)
- Recreation Open Space (RT1)
- Scheduled Monument (ENV27)
- Car Parks (VP2)
- Residential Development Site
- Employment Development Site
- Established Employment Area (EMP4)
- Site of Importance for Nature Conservation (ENV9)

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HARROGATE

TADCASTER

Bramham Moor

TADCASTER

Oxton

- Map Key**
-  Development Limits
 -  Conservation Area (ENV25, ENV31, TAD/4)
 -  Shopping and Commercial Centre (SP14, SEL10, SEL12)
 -  Local Amenity Space (ENV29)
 -  Locally Important Landscape Area (ENV15)
 -  Green Belt (SP2, SP3)
 -  Recreation Open Space (RT1)
 -  Car Parks (VP2)
 -  Scheduled Monument (ENV27)
 -  Residential Development Site
 -  Employment Development Site
 -  Established Employment Area (EMP4)
 -  Site of Importance for Nature Conservation (ENV9)

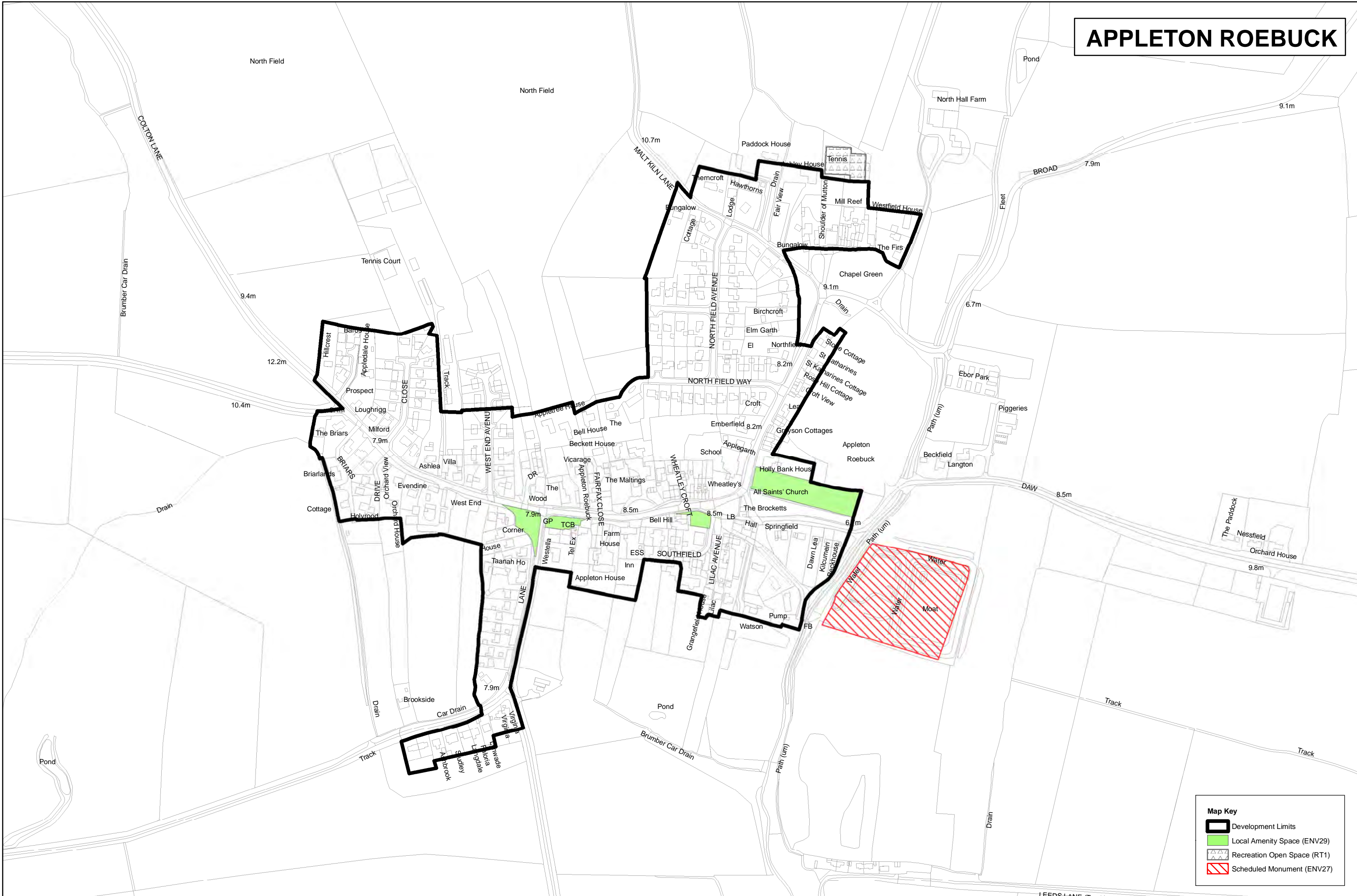
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Designated Service Villages

APPLETON ROEBUCK



Map Key

- Development Limits
- Local Amenity Space (ENV29)
- Recreation Open Space (RT1)
- Scheduled Monument (ENV27)

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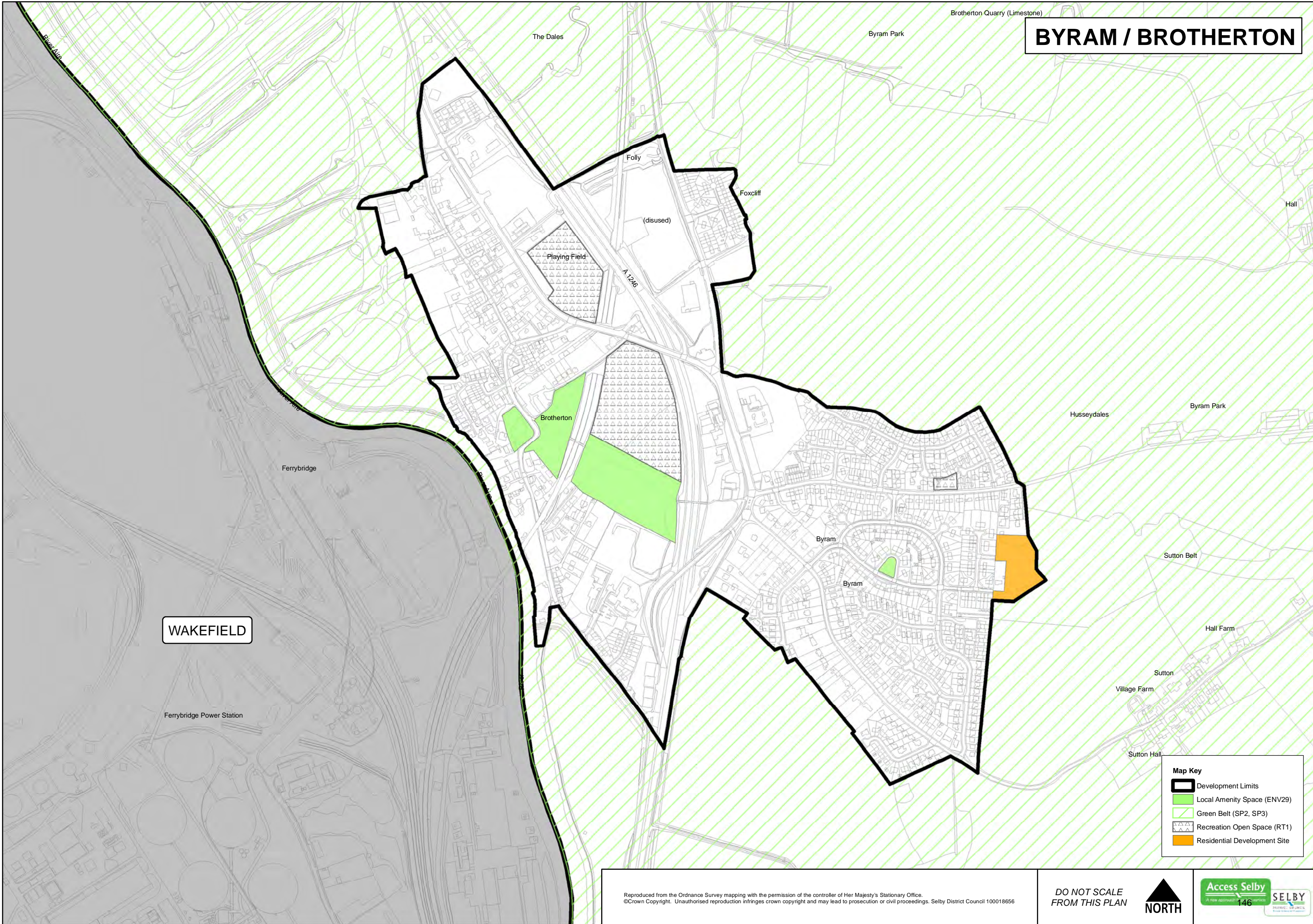
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BYRAM / BROTHERTON



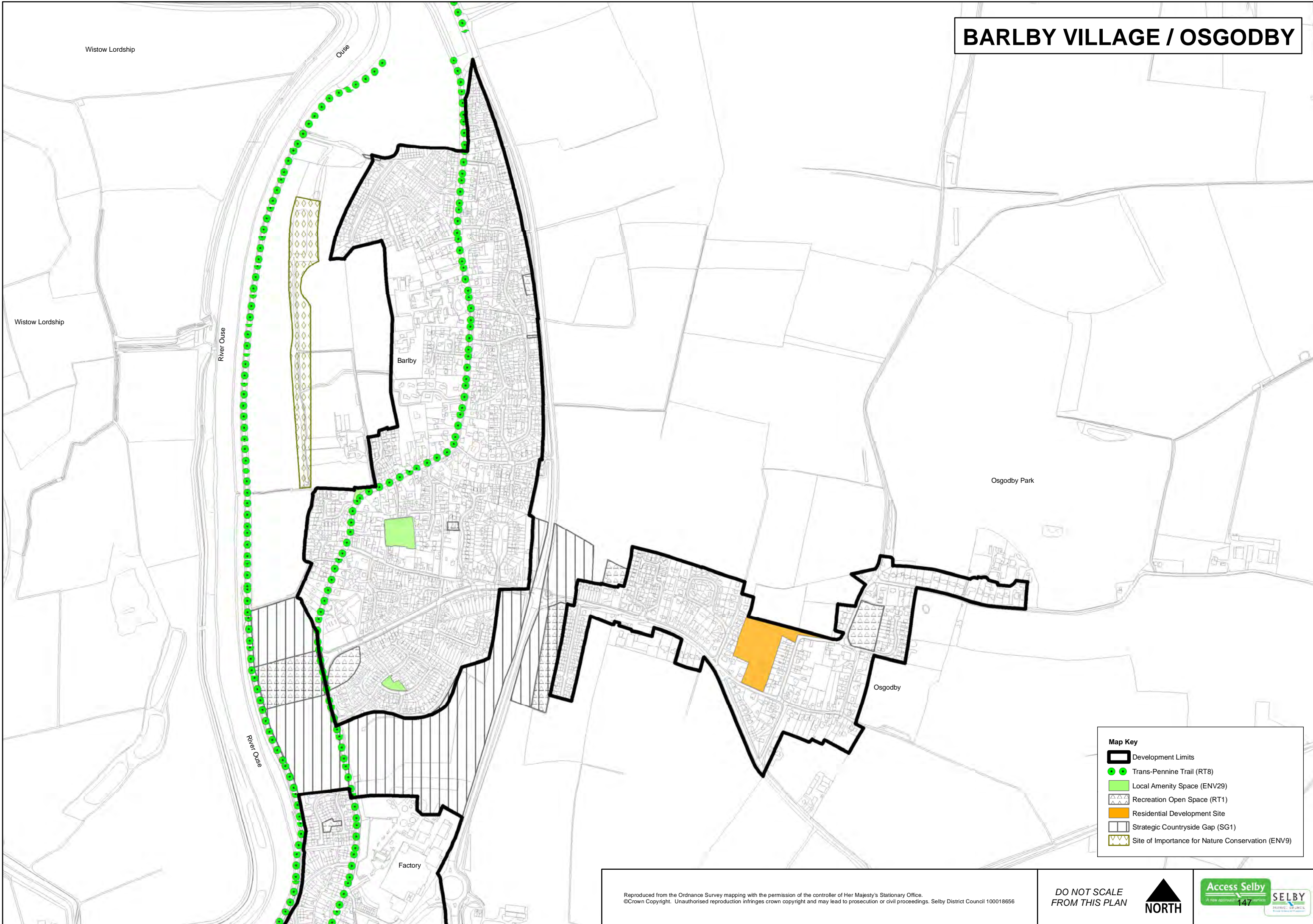
WAKEFIELD

Map Key

	Development Limits
	Local Amenity Space (ENV29)
	Green Belt (SP2, SP3)
	Recreation Open Space (RT1)
	Residential Development Site



BARLBY VILLAGE / OSGODBY



Map Key

- Development Limits
- Trans-Pennine Trail (RT8)
- Local Amenity Space (ENV29)
- Recreation Open Space (RT1)
- Residential Development Site
- Strategic Countryside Gap (SG1)
- Site of Importance for Nature Conservation (ENV9)

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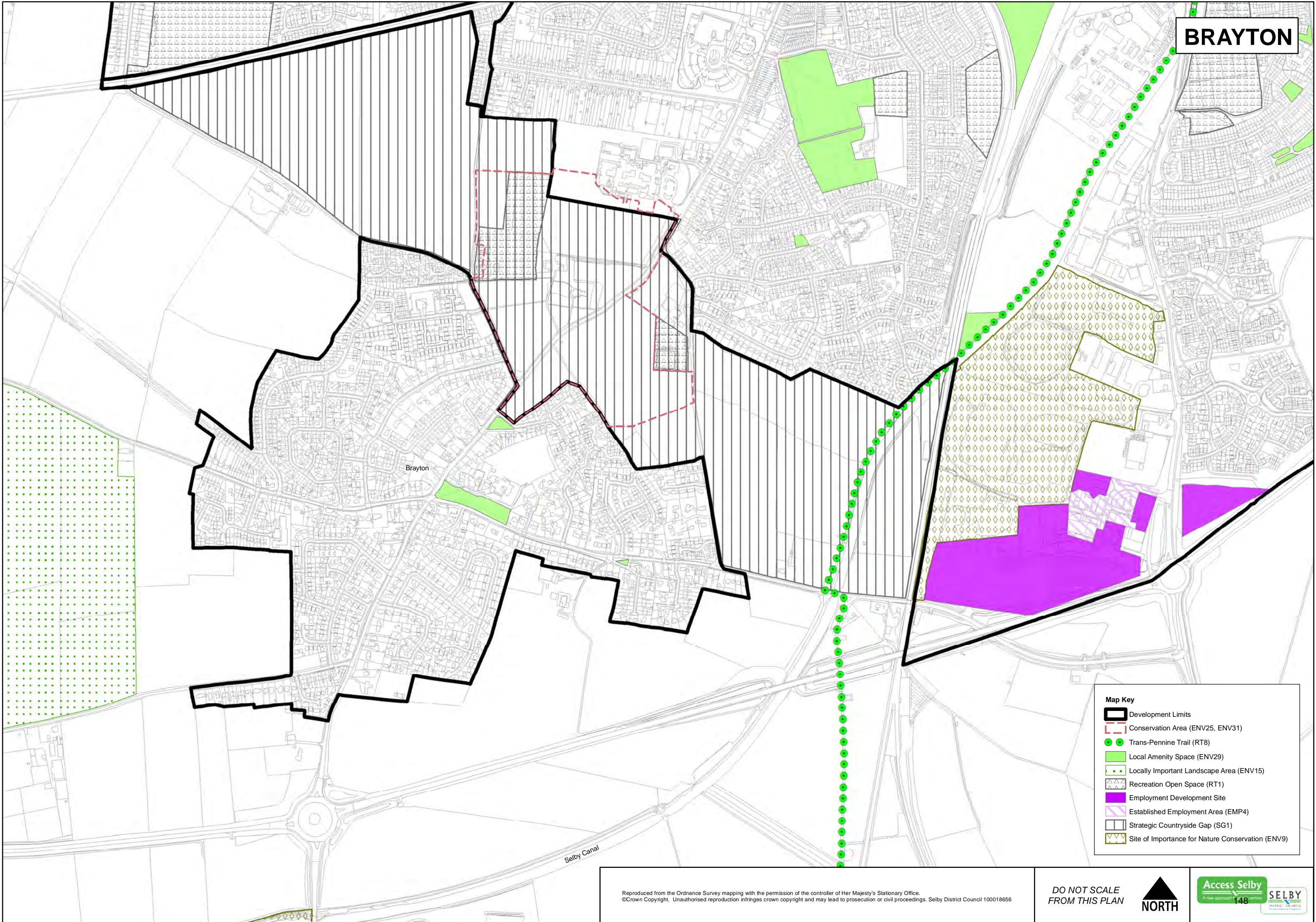
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BRAYTON



Map Key	
	Development Limits
	Conservation Area (ENV25, ENV31)
	Trans-Pennine Trail (RT8)
	Local Amenity Space (ENV29)
	Locally Important Landscape Area (ENV15)
	Recreation Open Space (RT1)
	Employment Development Site
	Established Employment Area (EMP4)
	Strategic Countryside Gap (SG1)
	Site of Importance for Nature Conservation (ENV9)

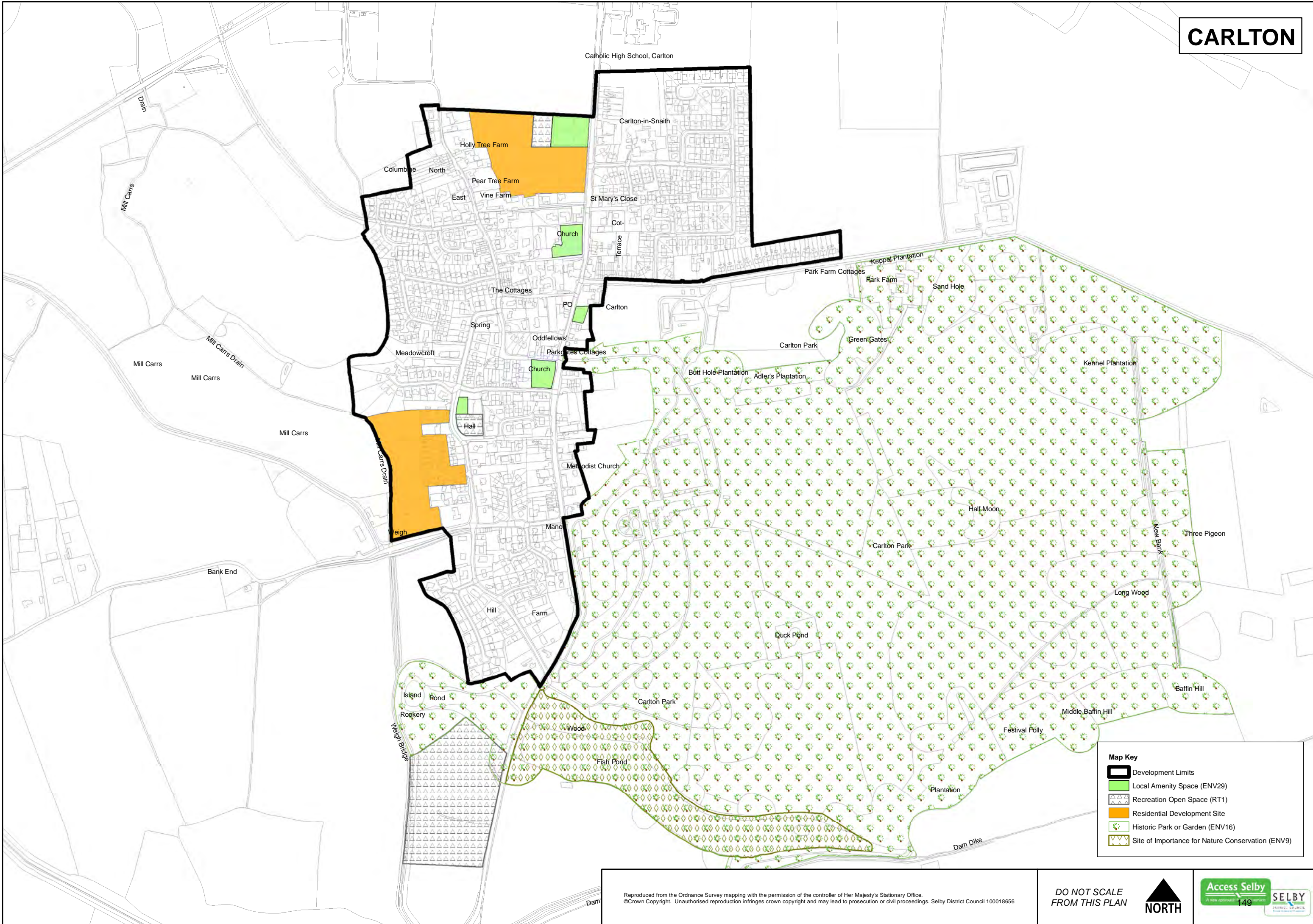
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CARLTON



Map Key	
	Development Limits
	Local Amenity Space (ENV29)
	Recreation Open Space (RT1)
	Residential Development Site
	Historic Park or Garden (ENV16)
	Site of Importance for Nature Conservation (ENV9)

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CAWOOD



Map Key

- Conservation Area (ENV25, ENV31)
- Development Limits
- Local Amenity Space (ENV29)
- Scheduled Monument (ENV27)
- Recreation Open Space (RT1)

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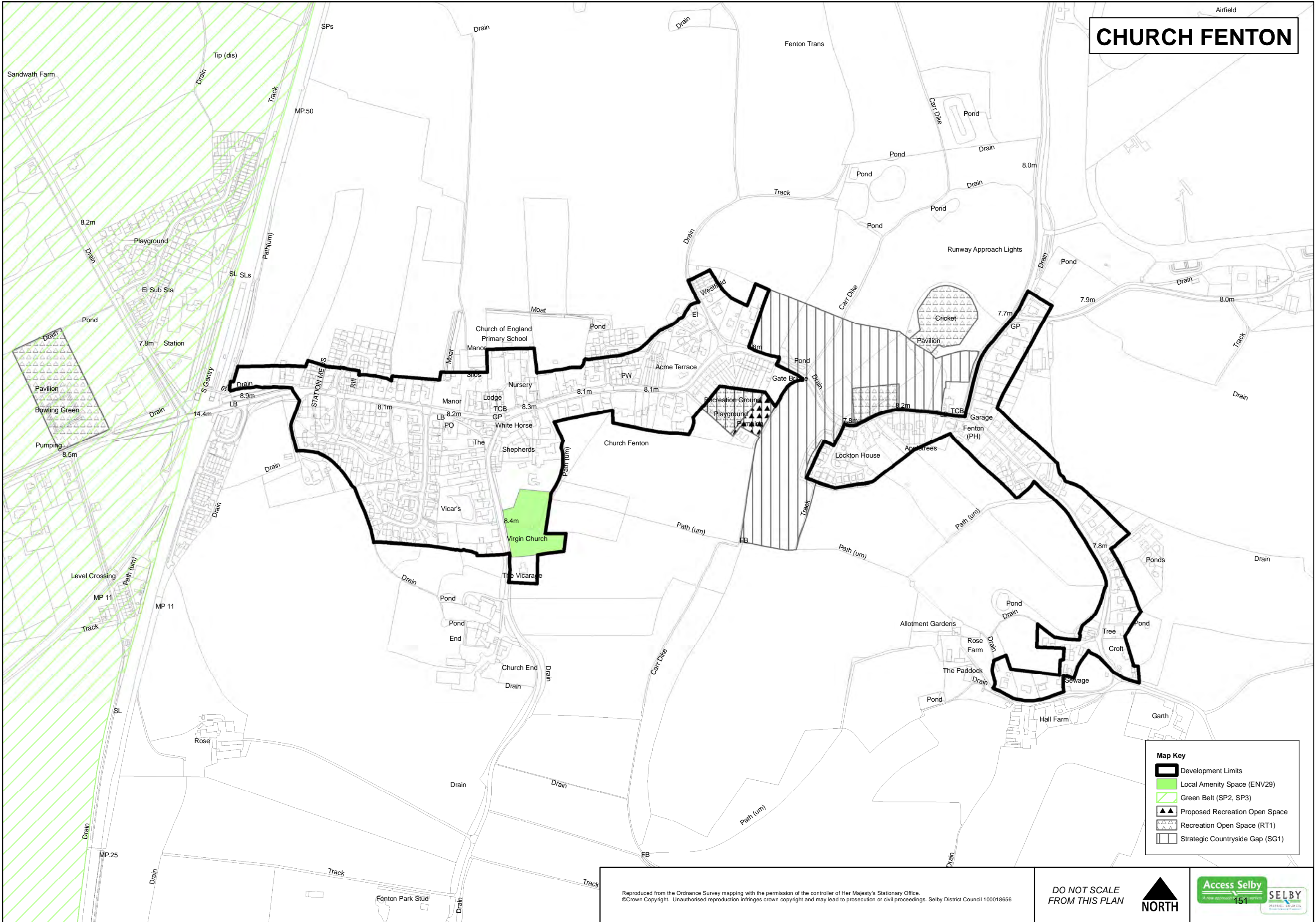
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CHURCH FENTON



Map Key

	Development Limits
	Local Amenity Space (ENV29)
	Green Belt (SP2, SP3)
	Proposed Recreation Open Space
	Recreation Open Space (RT1)
	Strategic Countryside Gap (SG1)

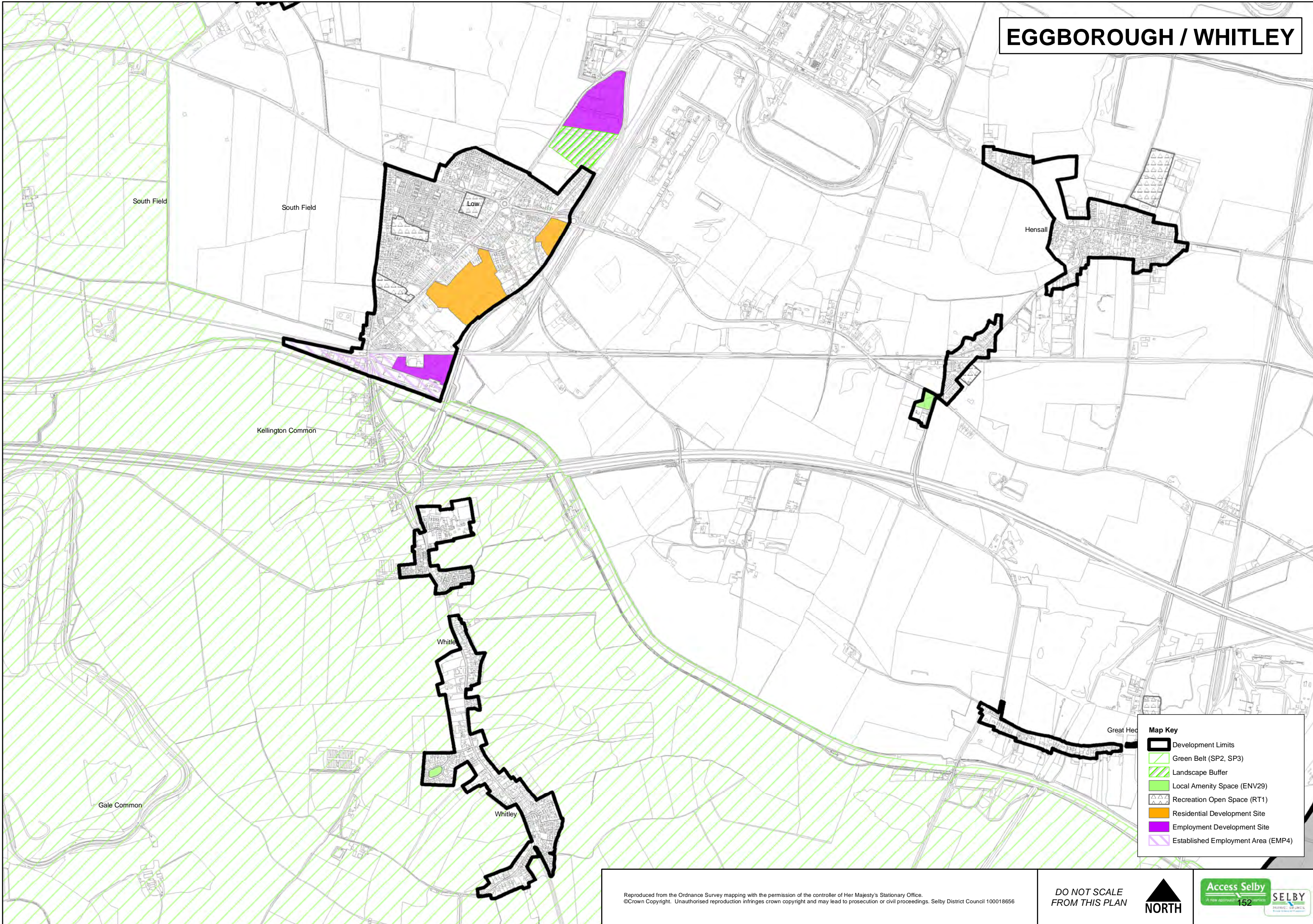
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EGGBOROUGH / WHITLEY



Map Key	
	Development Limits
	Green Belt (SP2, SP3)
	Landscape Buffer
	Local Amenity Space (ENV29)
	Recreation Open Space (RT1)
	Residential Development Site
	Employment Development Site
	Established Employment Area (EMP4)

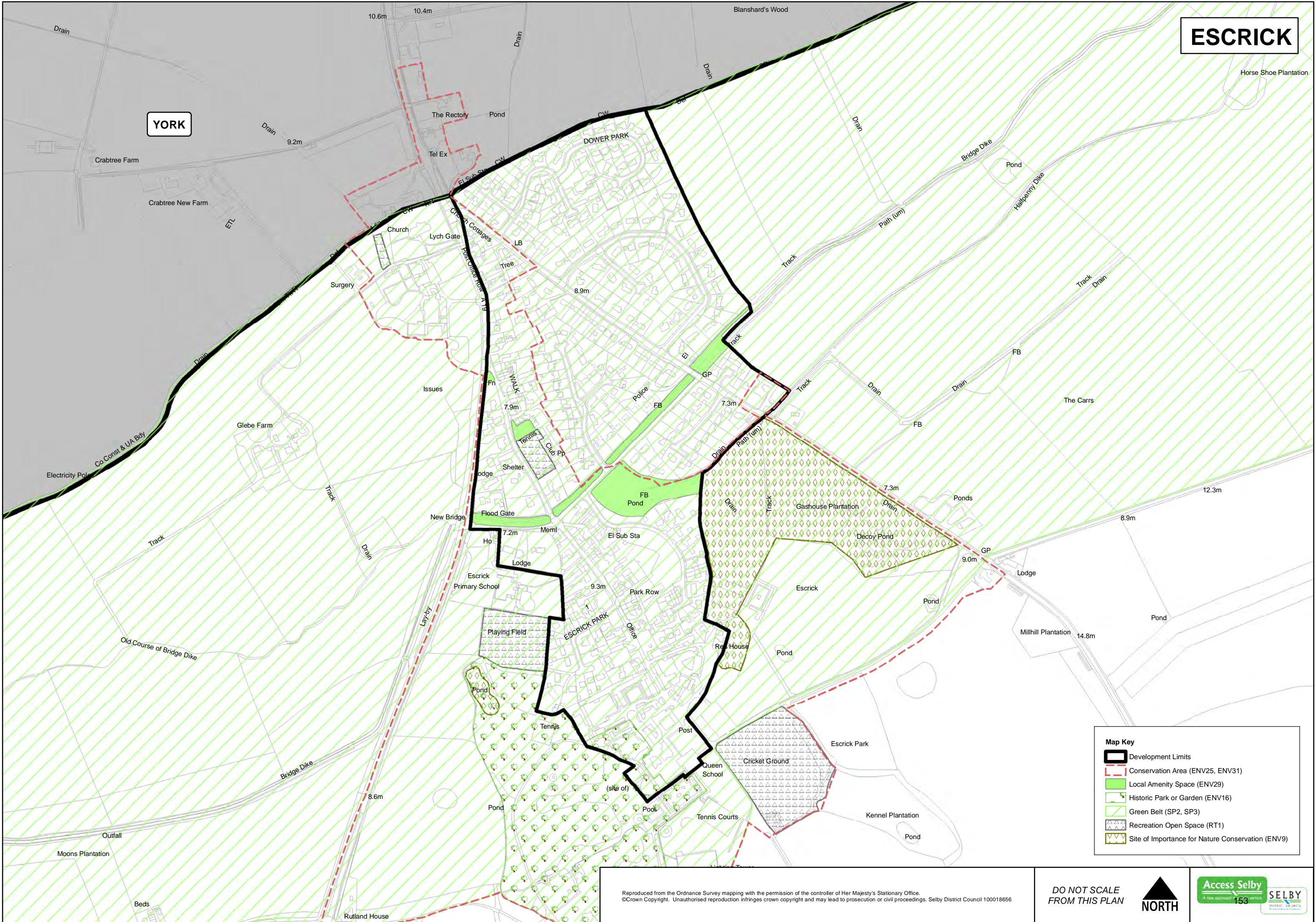
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ESCRICK

YORK



Map Key

- Development Limits
- Conservation Area (ENV25, ENV31)
- Local Amenity Space (ENV29)
- Historic Park or Garden (ENV16)
- Green Belt (SP2, SP3)
- Recreation Open Space (RT1)
- Site of Importance for Nature Conservation (ENV9)

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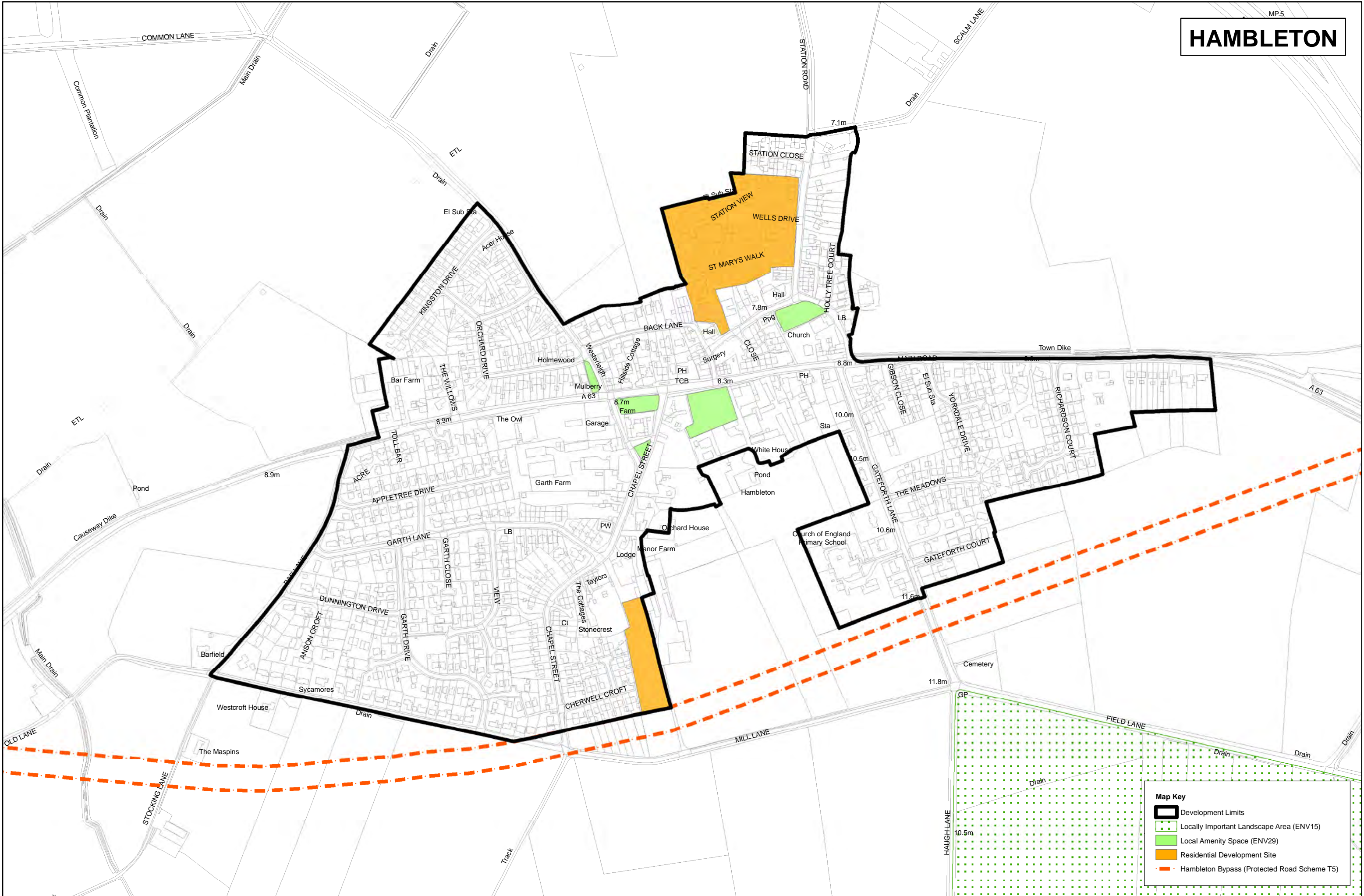
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HAMBLETON




Map Key

-  Development Limits
-  Locally Important Landscape Area (ENV15)
-  Local Amenity Space (ENV29)
-  Residential Development Site
-  Hambleton Bypass (Protected Road Scheme T5)

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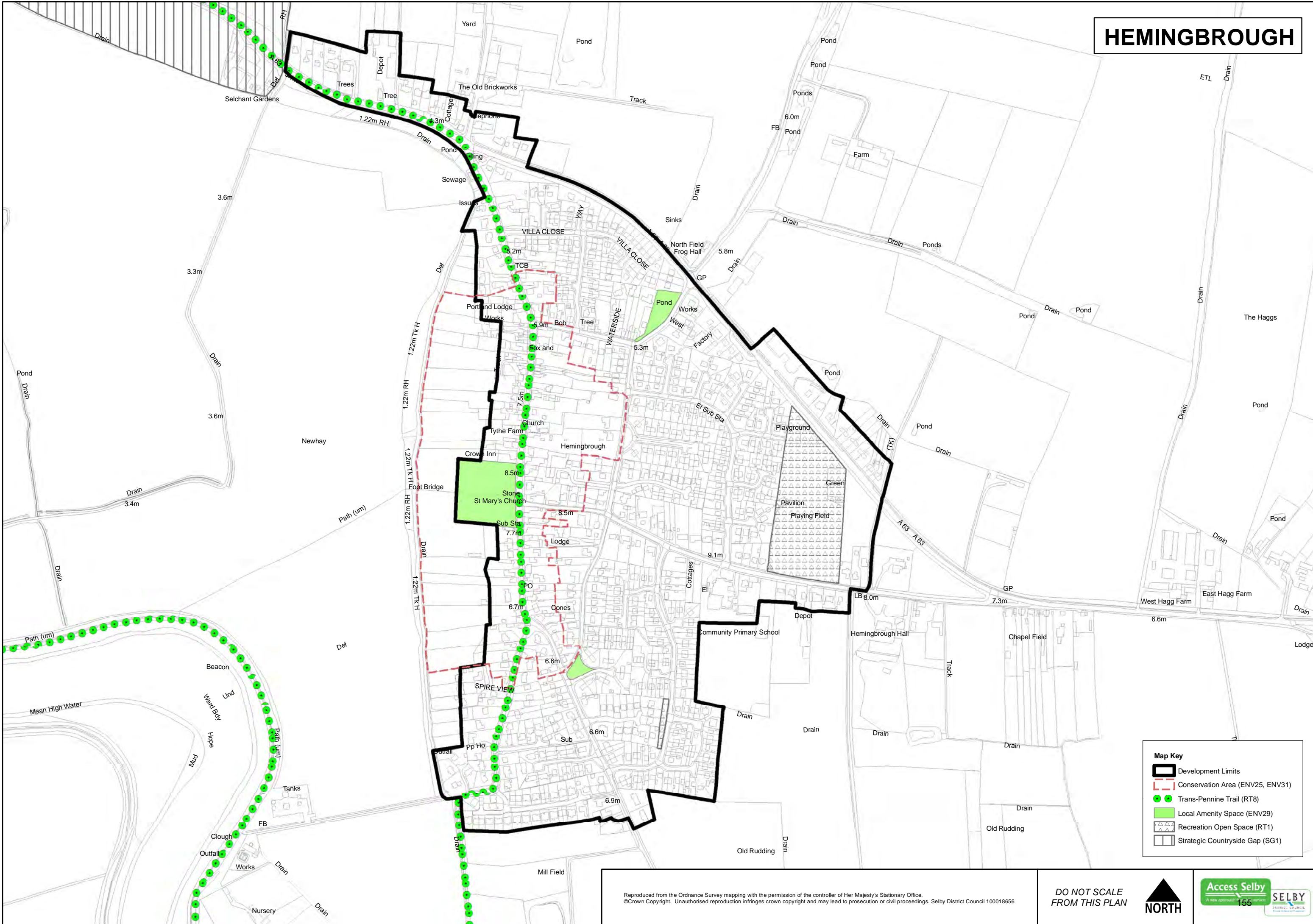
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HEMINGBROUGH




Map Key

-  Development Limits
-  Conservation Area (ENV25, ENV31)
-  Trans-Pennine Trail (RT8)
-  Local Amenity Space (ENV29)
-  Recreation Open Space (RT1)
-  Strategic Countryside Gap (SG1)

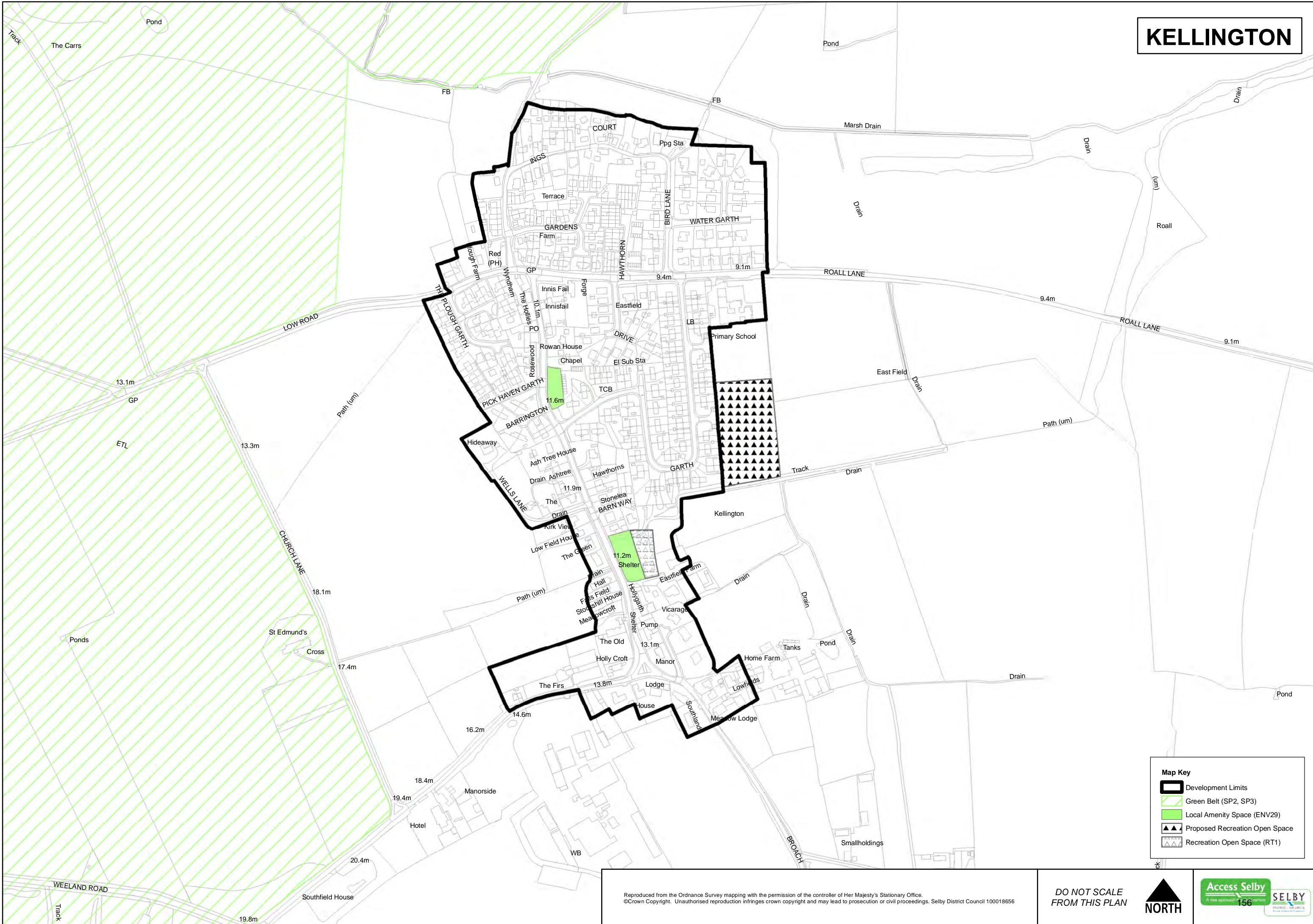
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KELLINGTON



Map Key

- Development Limits
- Green Belt (SP2, SP3)
- Local Amenity Space (ENV29)
- Proposed Recreation Open Space
- Recreation Open Space (RT1)

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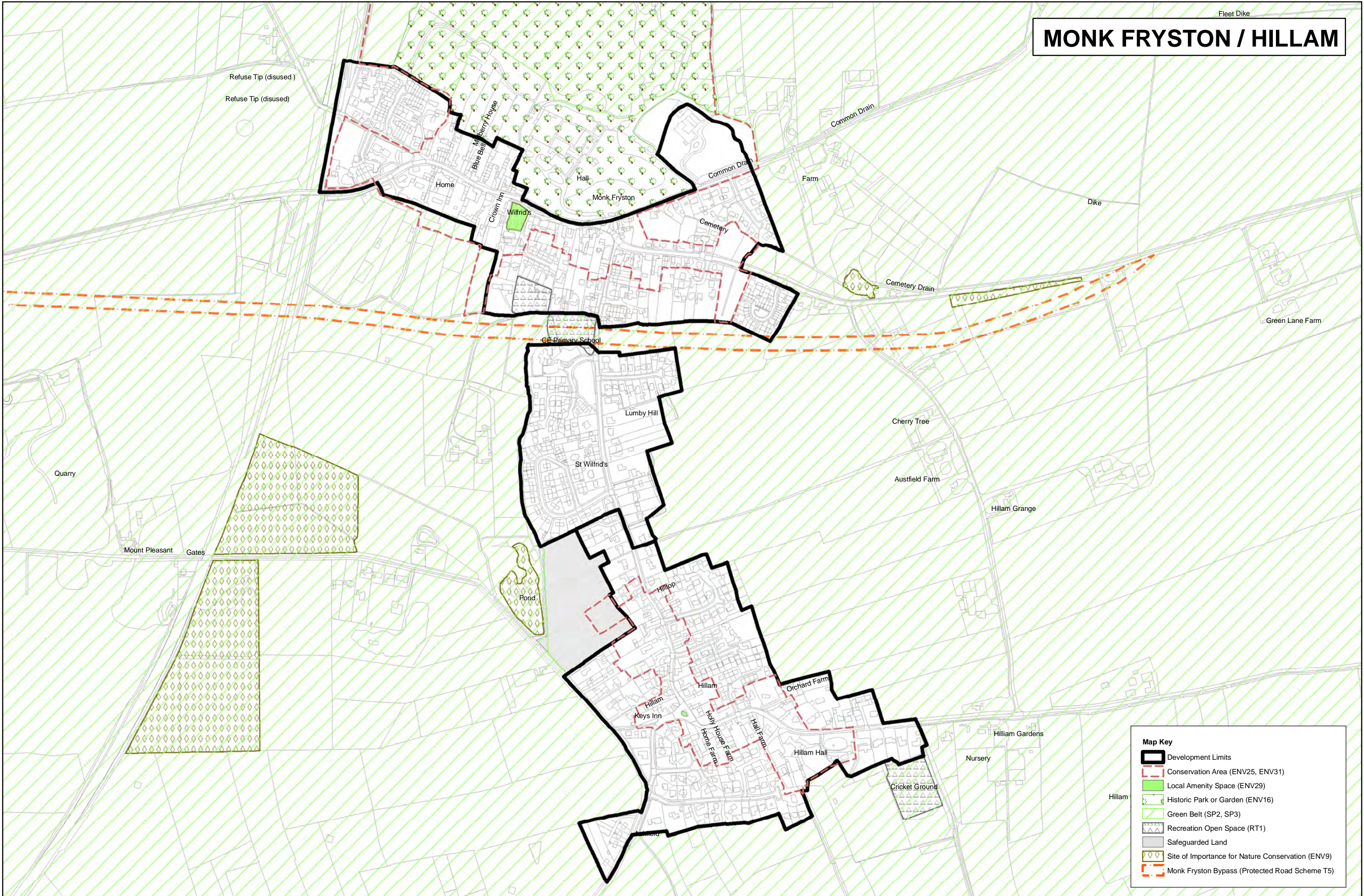
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
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MONK FRYSTON / HILLAM



Map Key

-  Development Limits
-  Conservation Area (ENV25, ENV31)
-  Local Amenity Space (ENV29)
-  Historic Park or Garden (ENV16)
-  Green Belt (SP2, SP3)
-  Recreation Open Space (RT1)
-  Safeguarded Land
-  Site of Importance for Nature Conservation (ENV9)
-  Monk Fryston Bypass (Protected Road Scheme T5)

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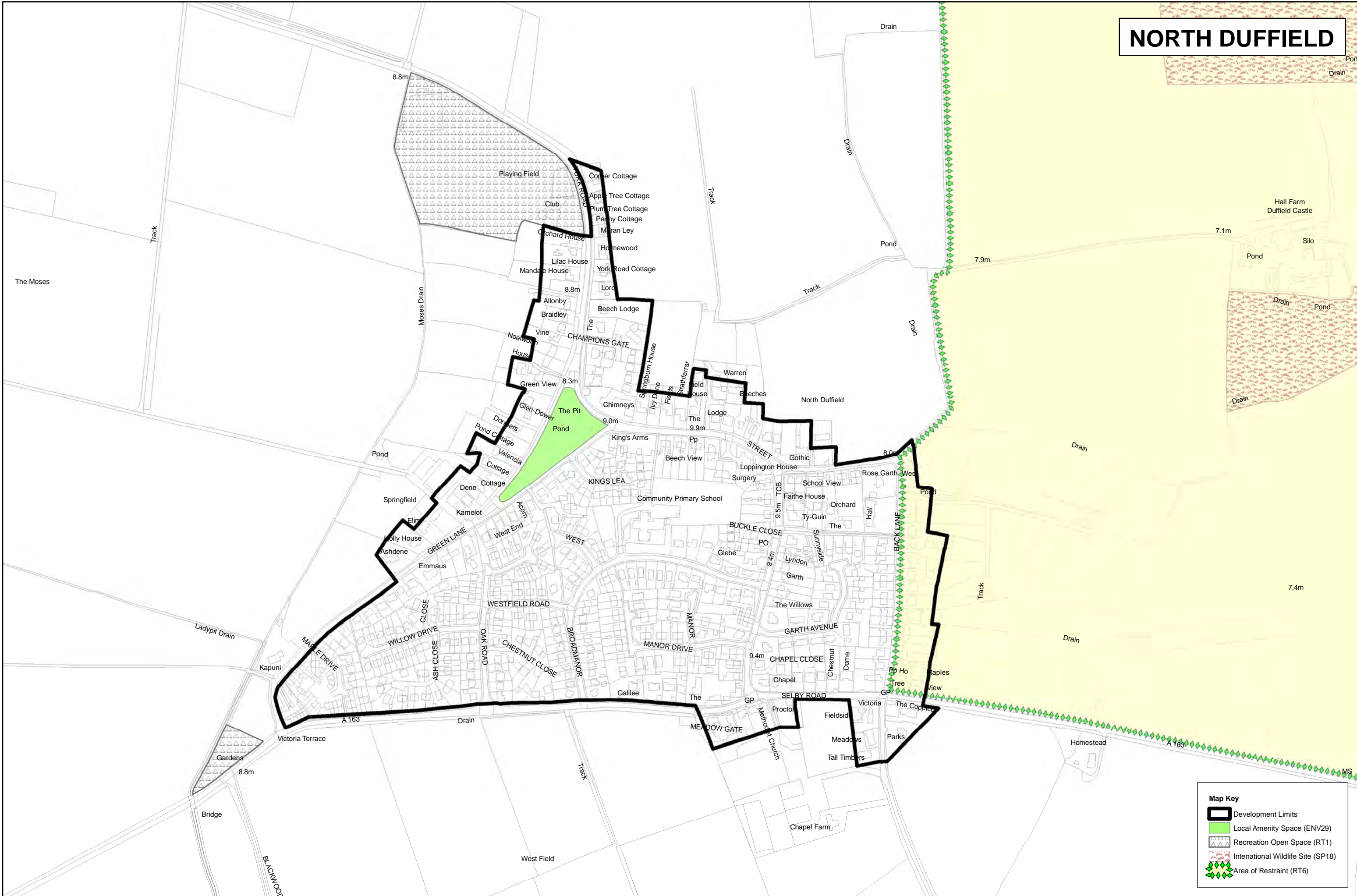
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NORTH DUFFIELD



Map Key

- Development Limits
- Local Amenity Space (ENV29)
- Recreation Open Space (RT1)
- Intentional Wildlife Site (SP18)
- Area of Restraint (RT6)

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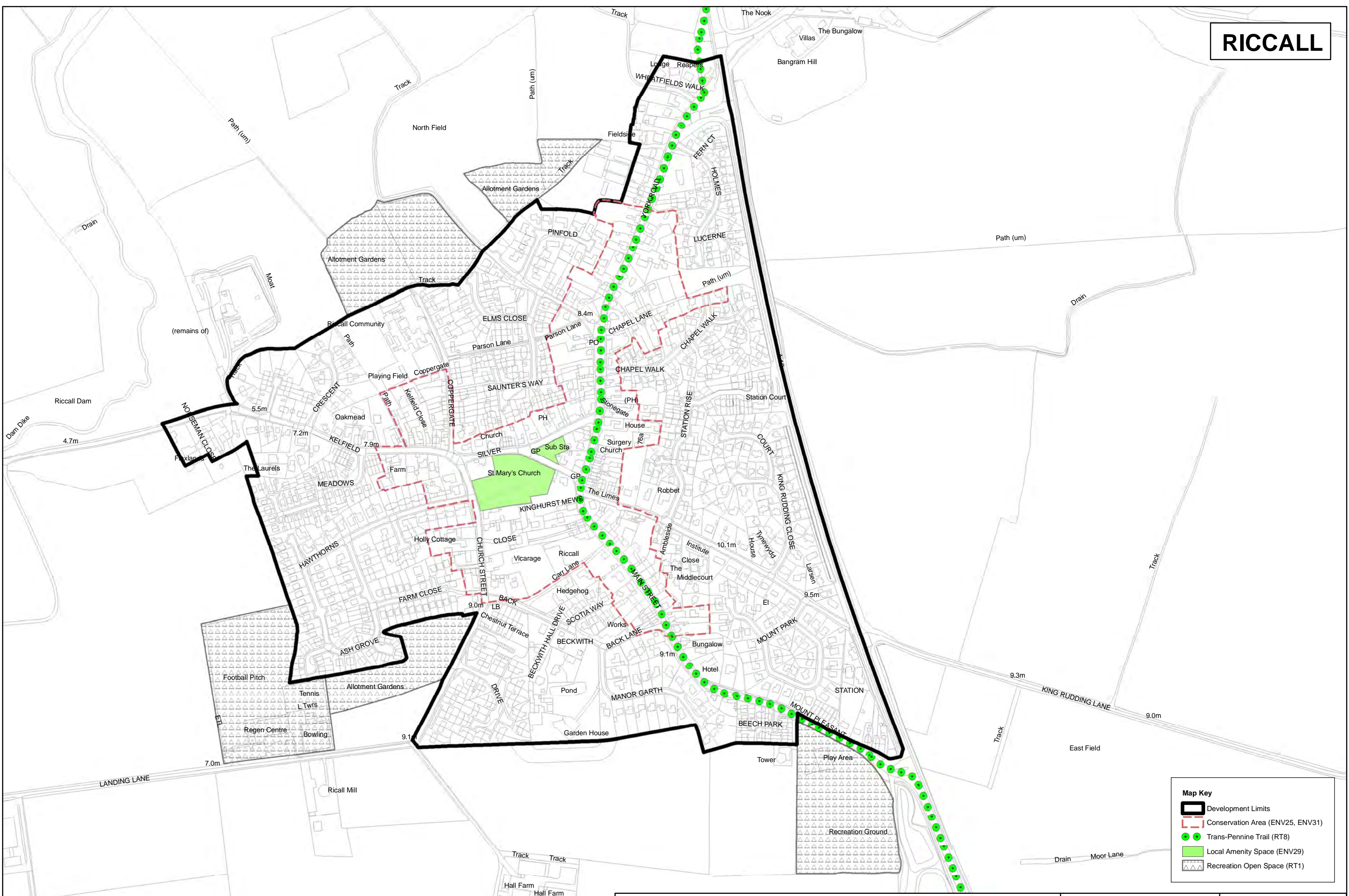
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SELBY

RICCALL



Map Key

- Development Limits
- Conservation Area (ENV25, ENV31)
- Trans-Pennine Trail (RT8)
- Local Amenity Space (ENV29)
- Recreation Open Space (RT1)

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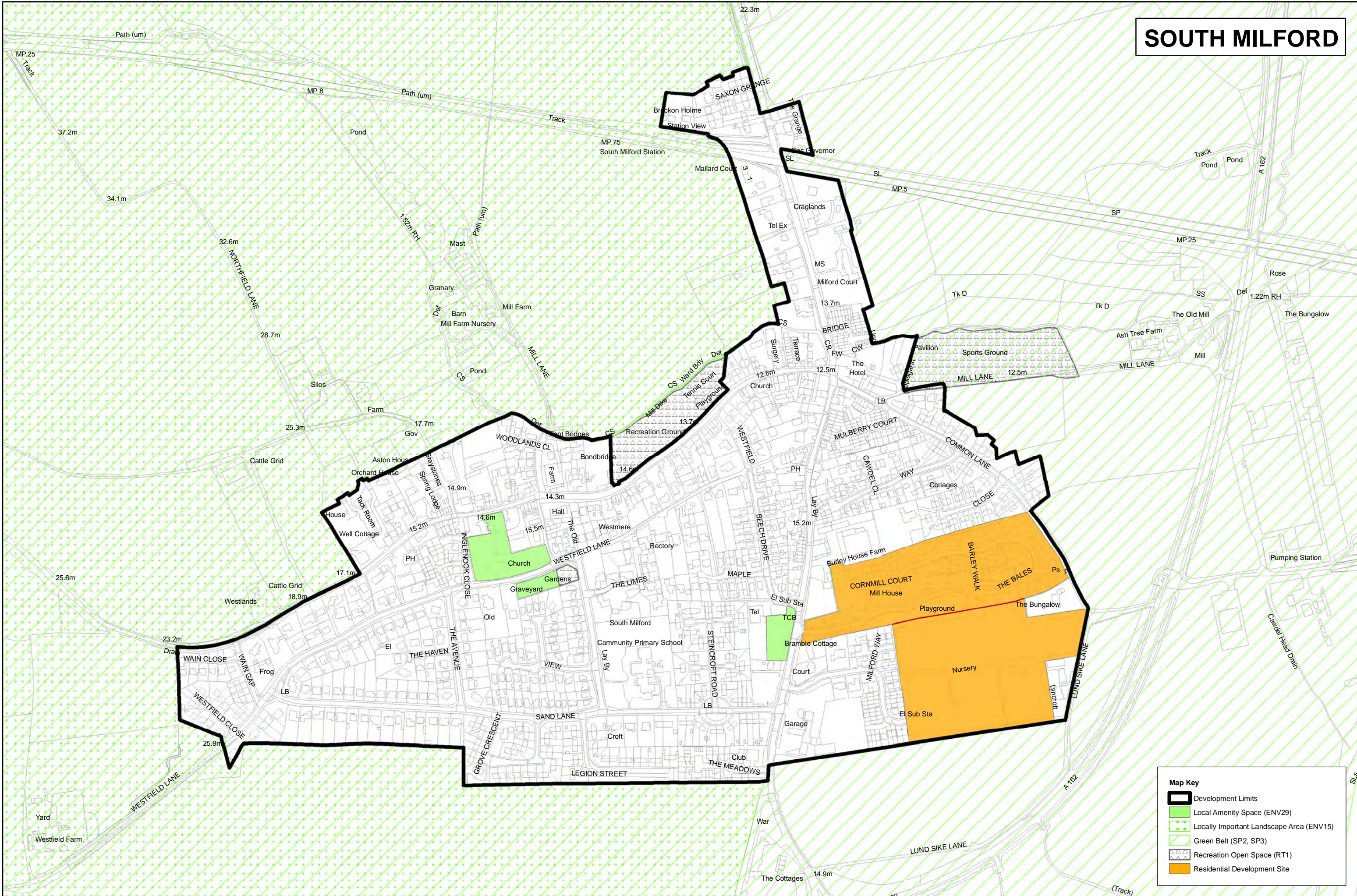
159

SELBY

100% LOCAL AUTHORITY

West Field

SOUTH MILFORD



Map Key

- Development Limits
- Local Amenity Space (ENV29)
- Locally Important Landscape Area (ENV15)
- Green Belt (SP2, SP3)
- Recreation Open Space (RT1)
- Residential Development Site

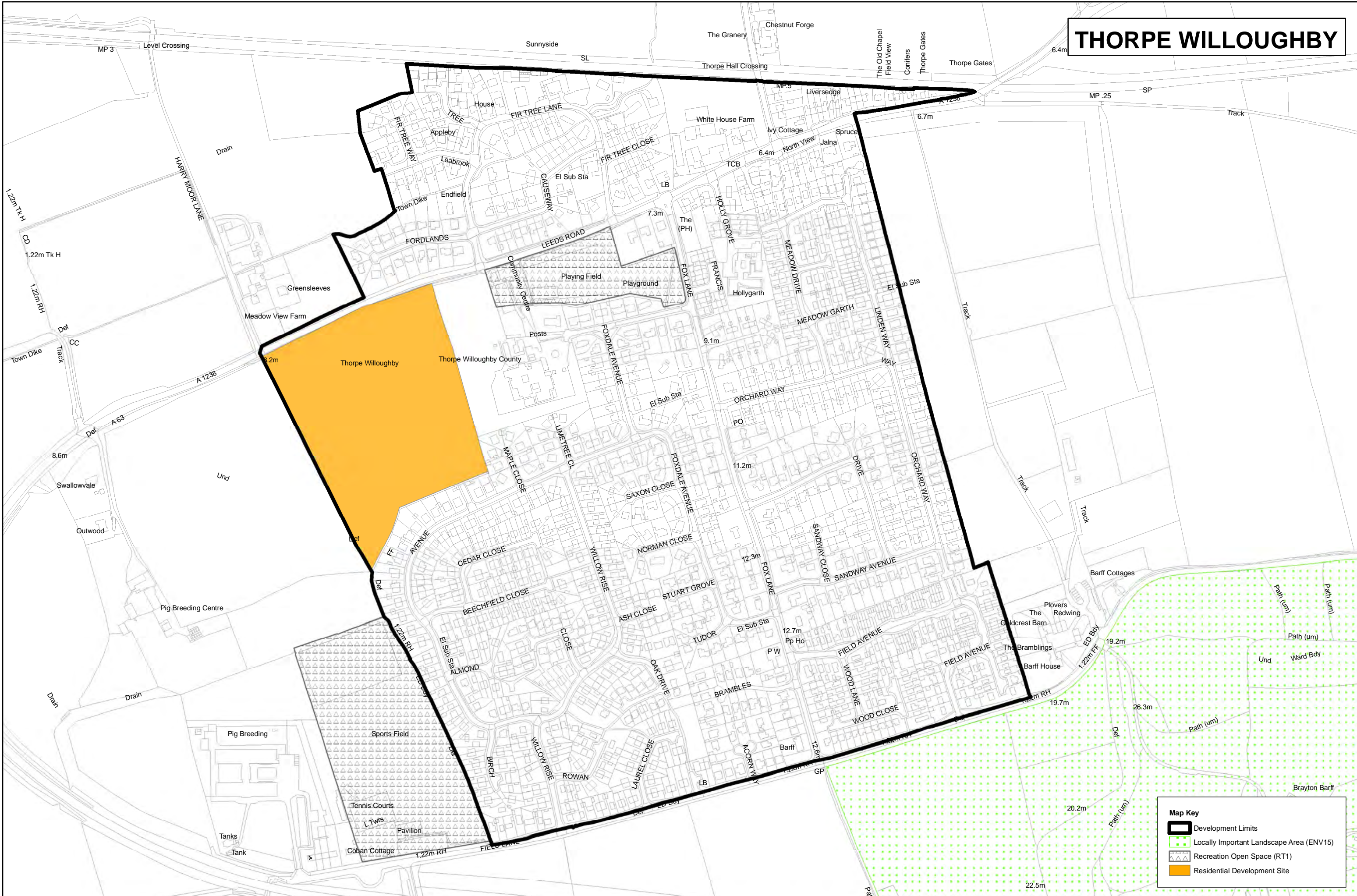
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NORTH



THORPE WILLOUGHBY



Map Key

- Development Limits
- Locally Important Landscape Area (ENV15)
- Recreation Open Space (RT1)
- Residential Development Site

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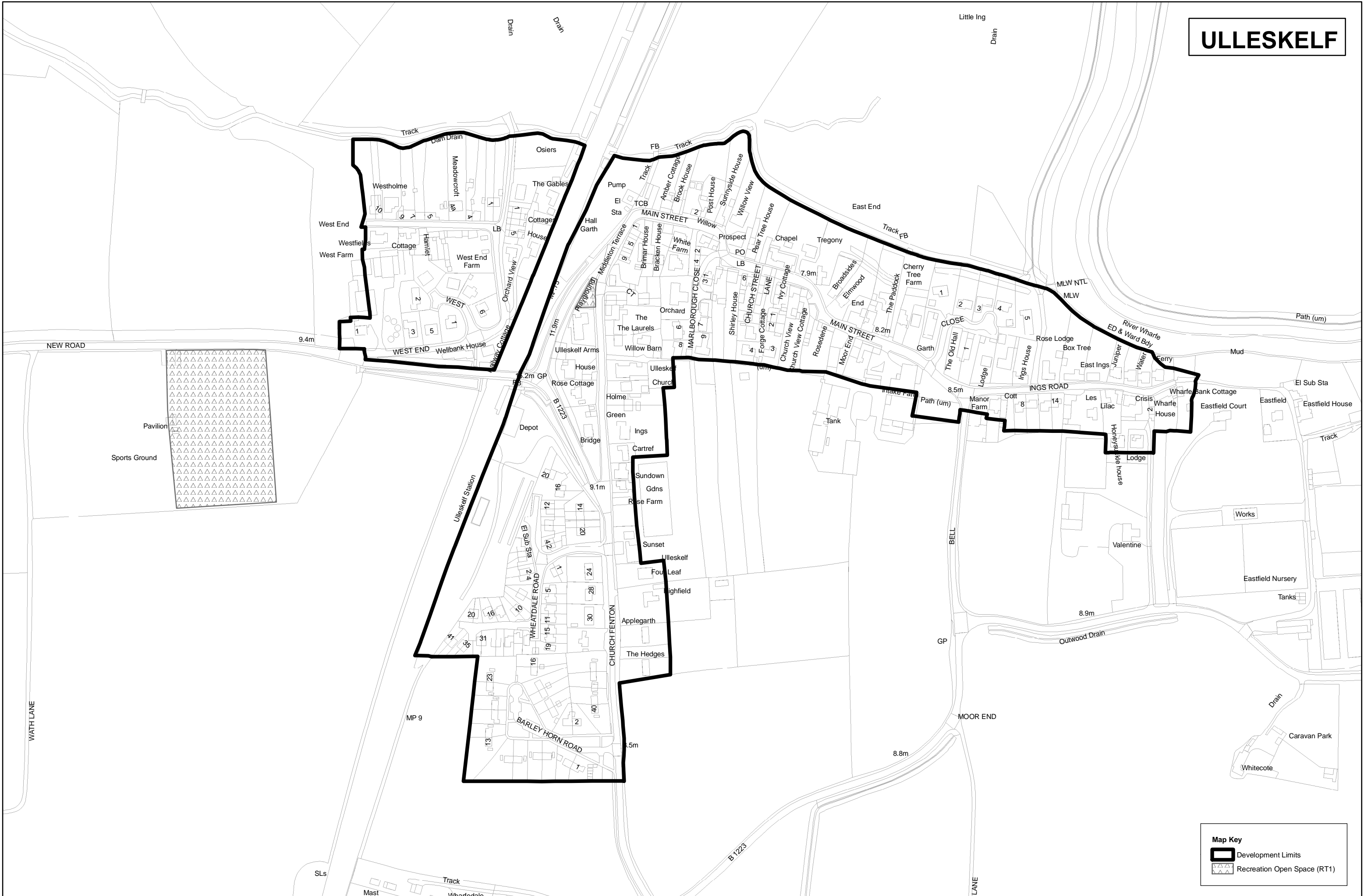
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ULLESKELF



Map Key

- Development Limits
- Recreation Open Space (RT1)

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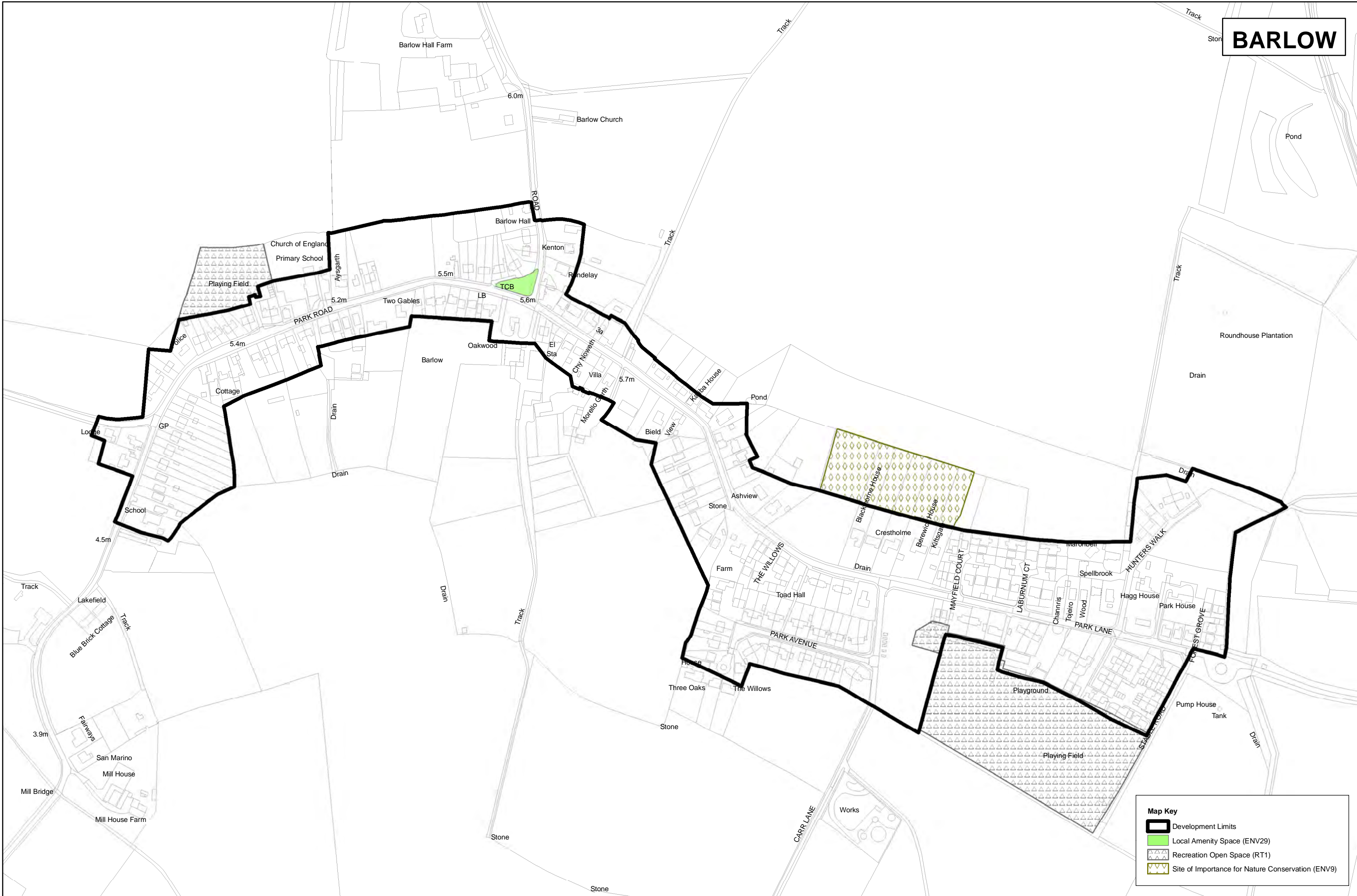
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Secondary Villages

BARLOW



Map Key

- Development Limits
- Local Amenity Space (ENV29)
- Recreation Open Space (RT1)
- Site of Importance for Nature Conservation (ENV9)

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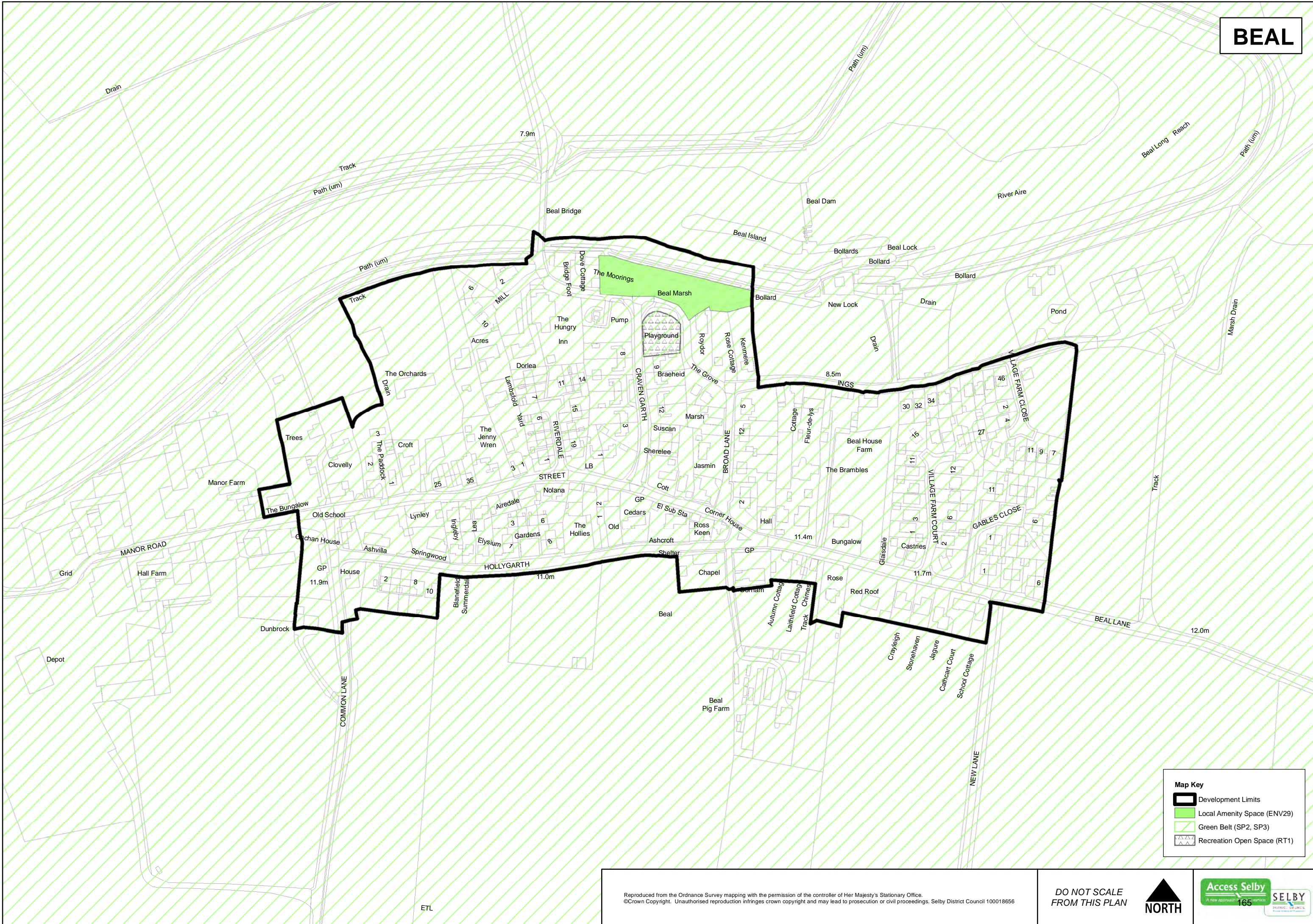
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BEAL



Map Key

-  Development Limits
-  Local Amenity Space (ENV29)
-  Green Belt (SP2, SP3)
-  Recreation Open Space (RT1)

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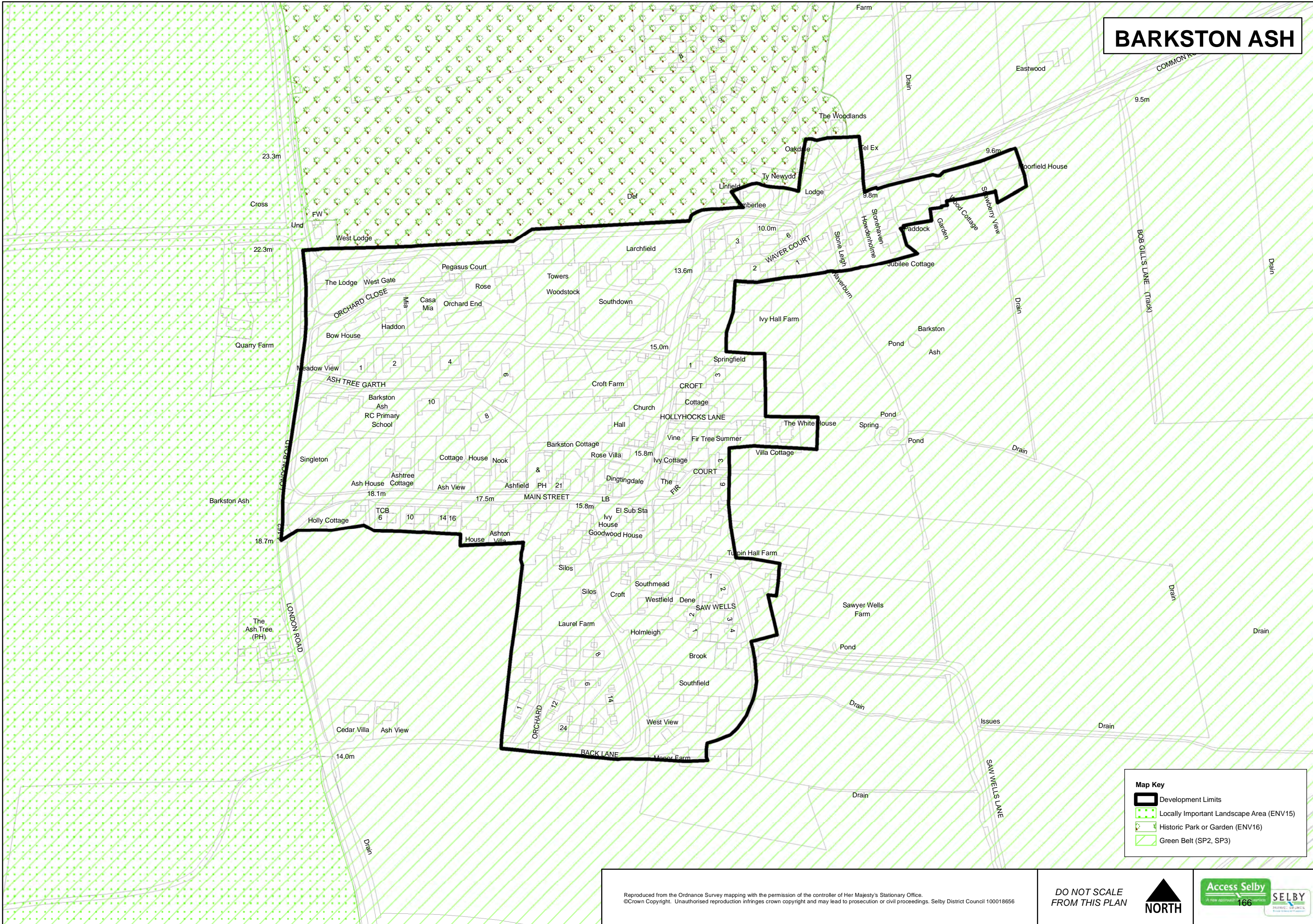
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BARKSTON ASH



Map Key

-  Development Limits
-  Locally Important Landscape Area (ENV15)
-  Historic Park or Garden (ENV16)
-  Green Belt (SP2, SP3)

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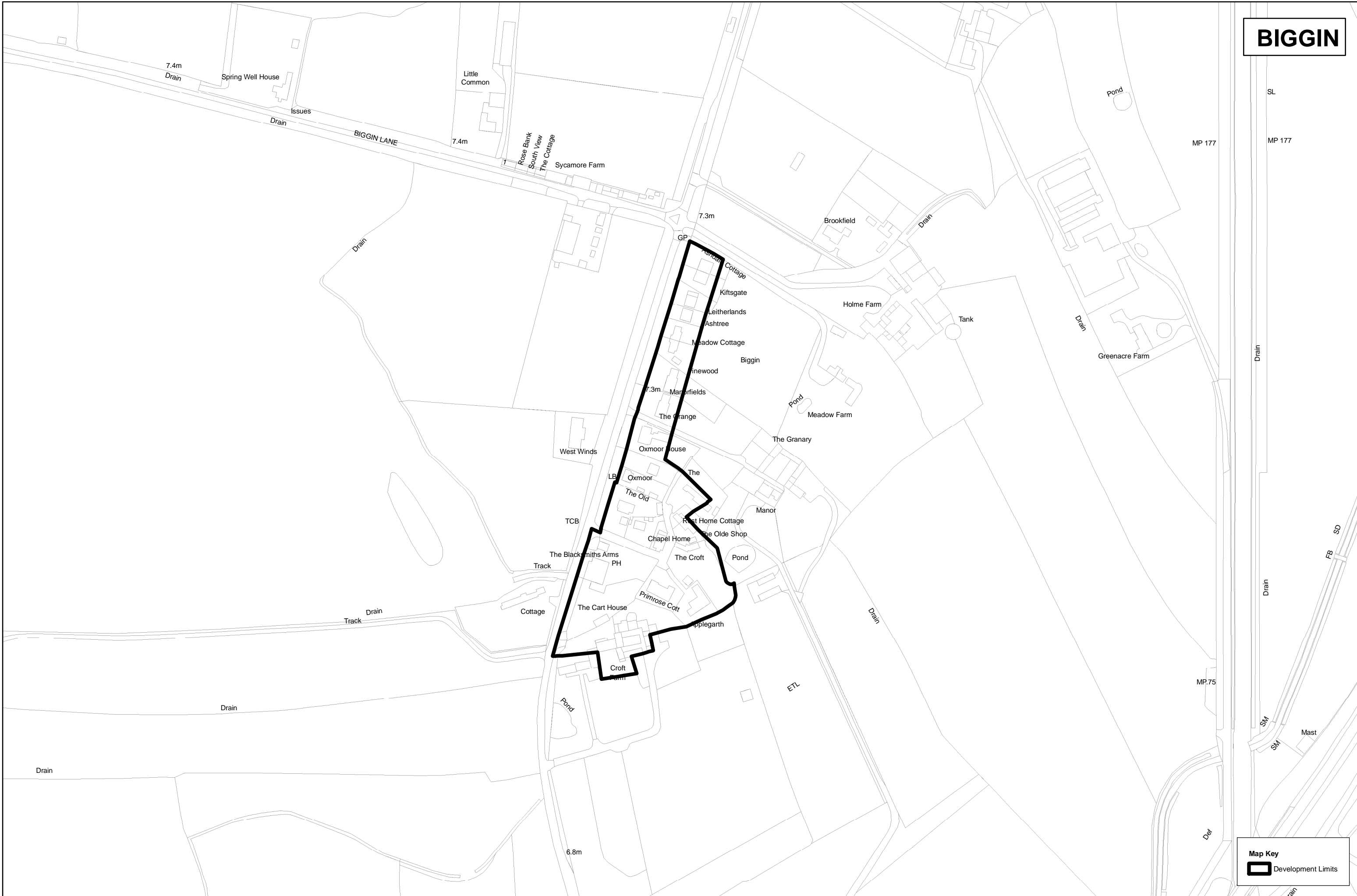
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Map Key
Development Limits

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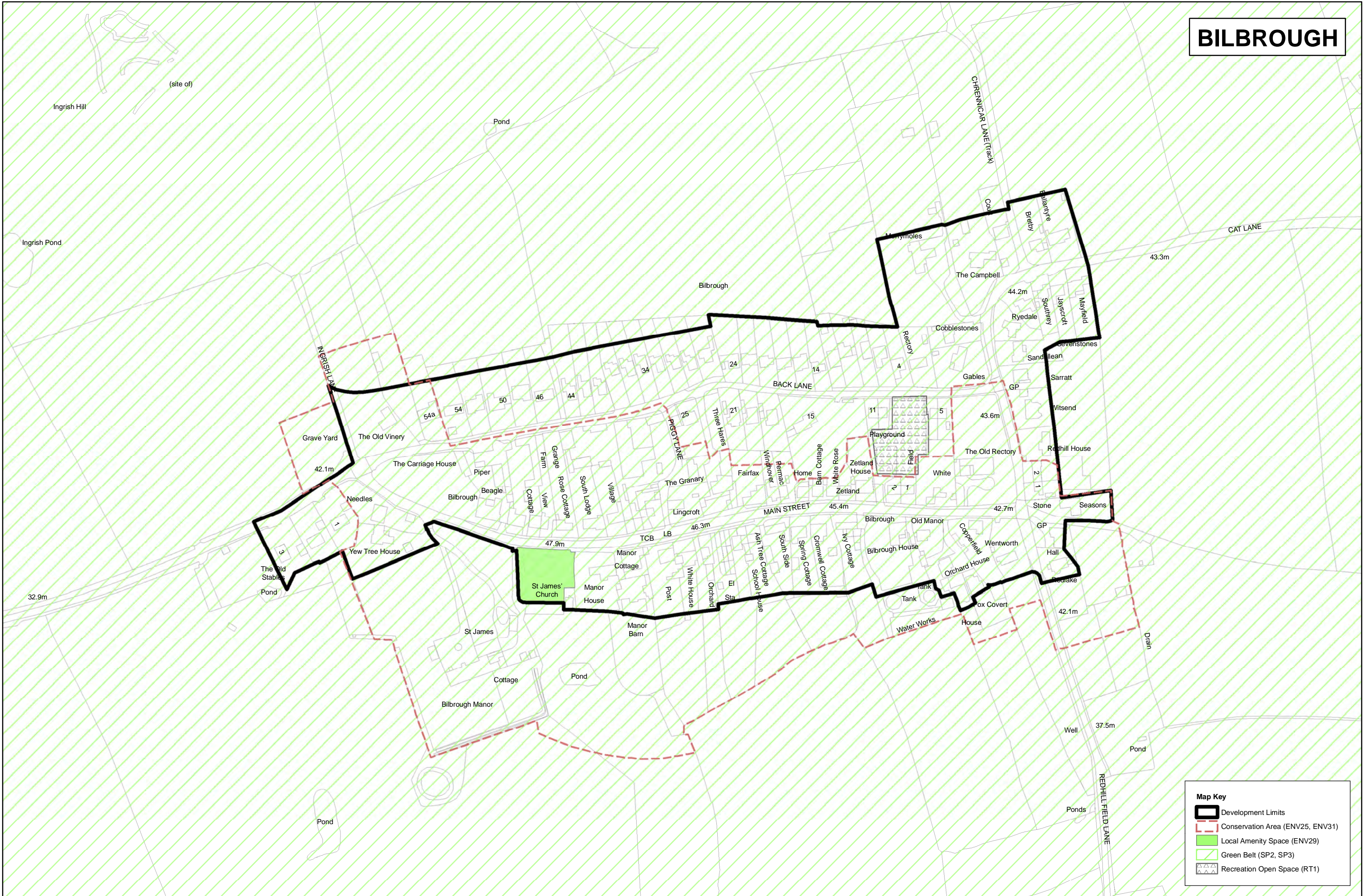
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BILBROUGH



Map Key

- Development Limits
- Conservation Area (ENV25, ENV31)
- Local Amenity Space (ENV29)
- Green Belt (SP2, SP3)
- Recreation Open Space (RT1)

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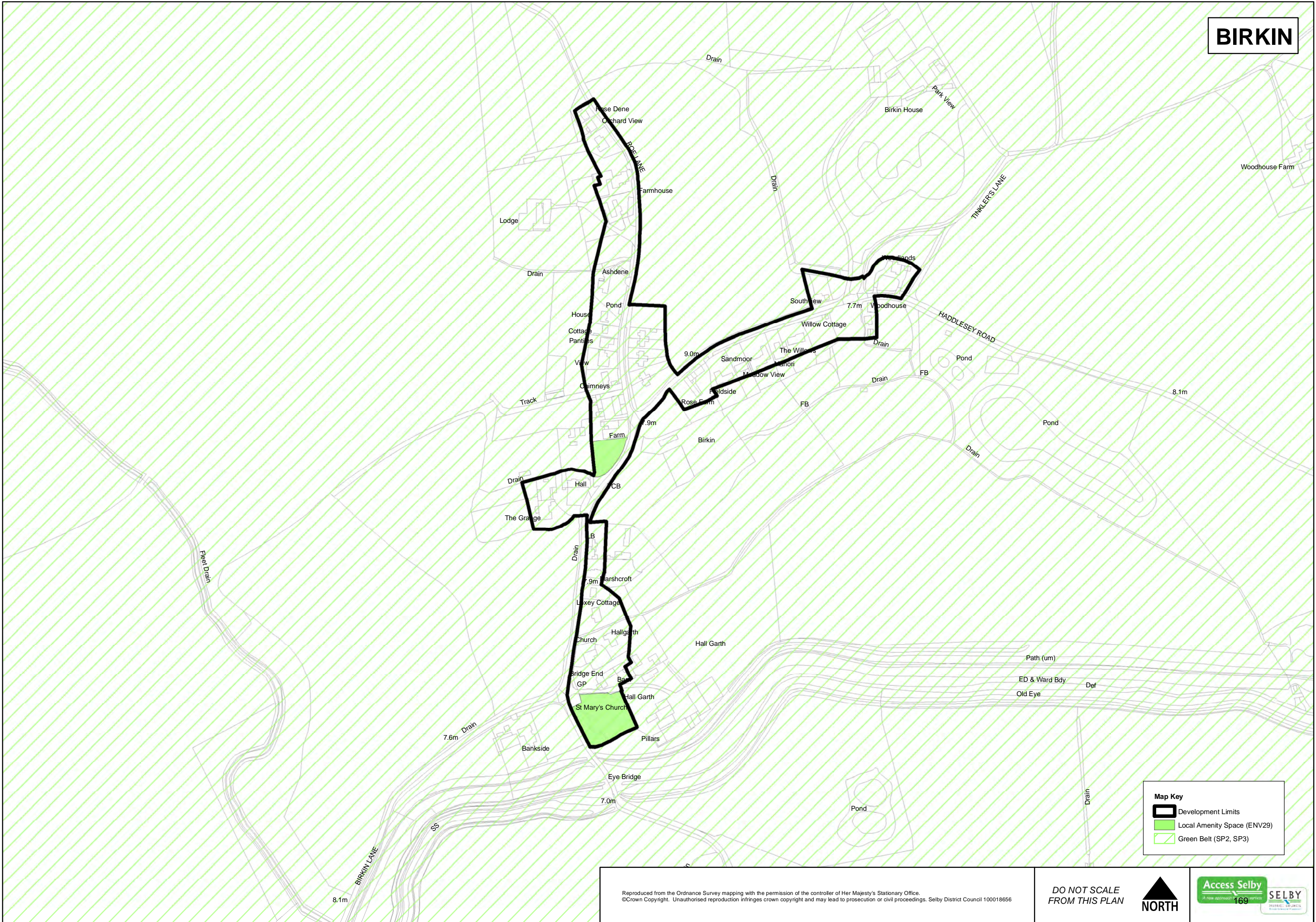
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BIRKIN



Map Key

- Development Limits
- Local Amenity Space (ENV29)
- Green Belt (SP2, SP3)

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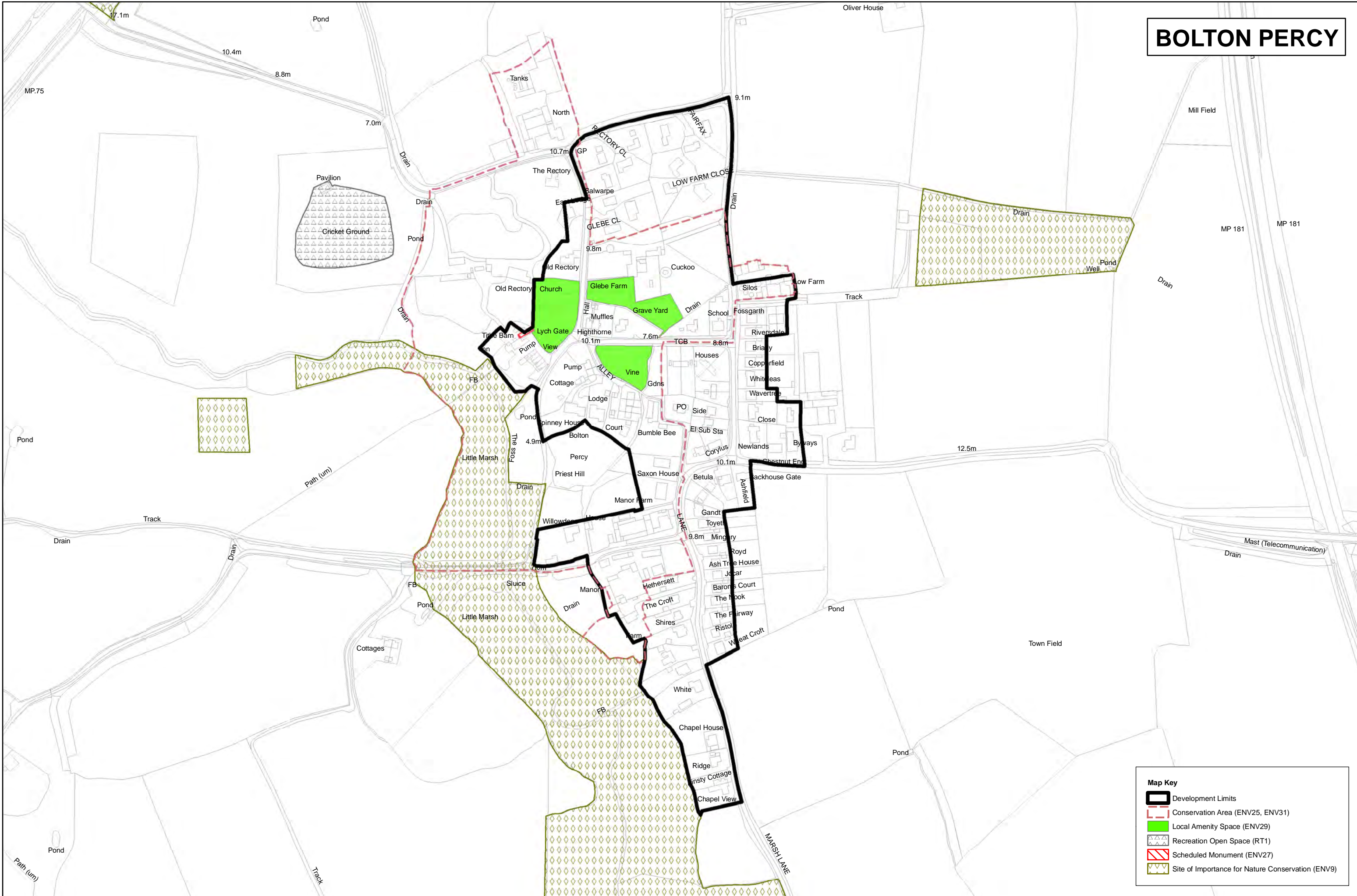
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DISTRICT COUNCIL

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BOLTON PERCY



Map Key

- Development Limits
- Conservation Area (ENV25, ENV31)
- Local Amenity Space (ENV29)
- Recreation Open Space (RT1)
- Scheduled Monument (ENV27)
- Site of Importance for Nature Conservation (ENV9)

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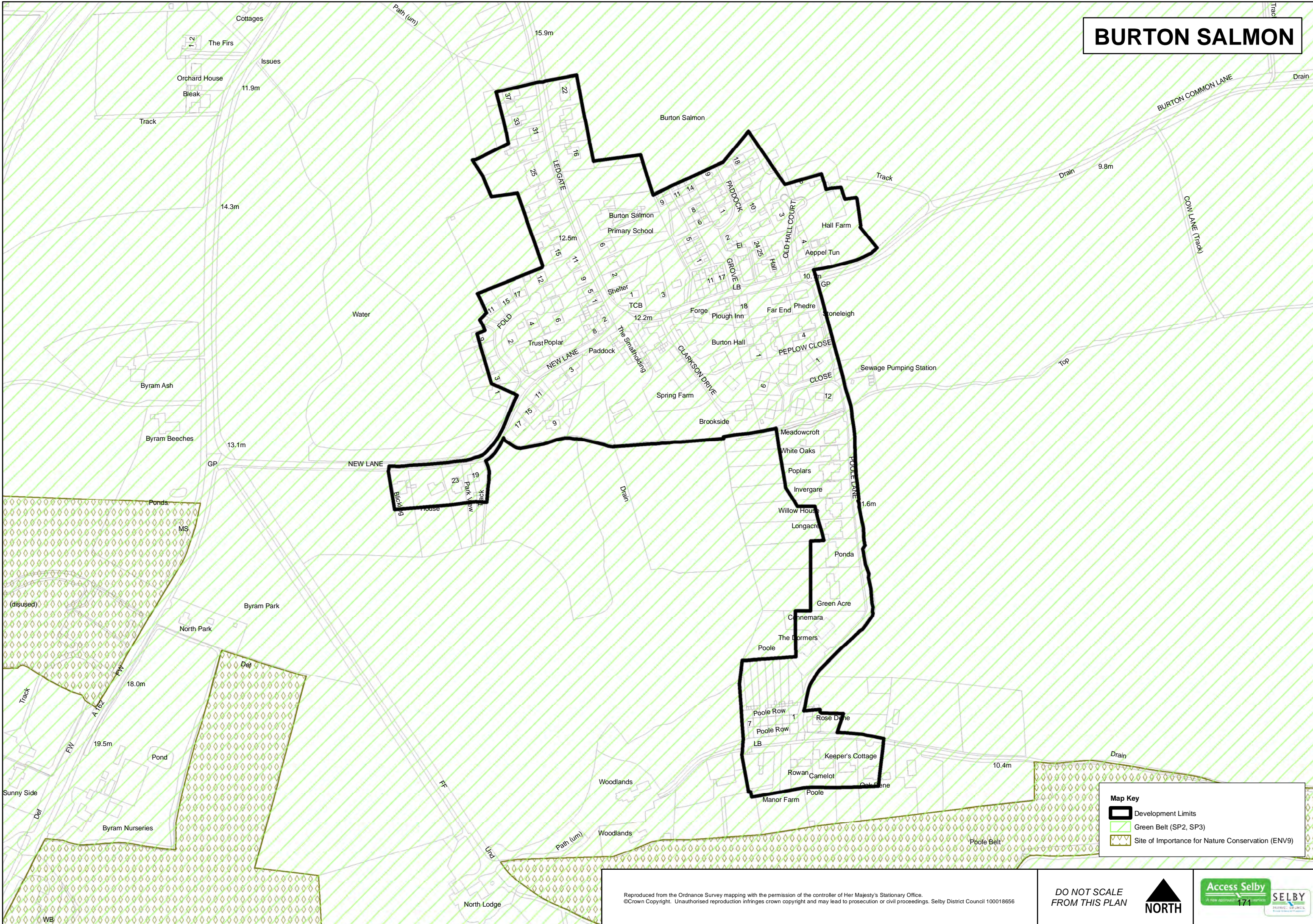
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BURTON SALMON



Map Key

-  Development Limits
-  Green Belt (SP2, SP3)
-  Site of Importance for Nature Conservation (ENV9)

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BURN



Map Key

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

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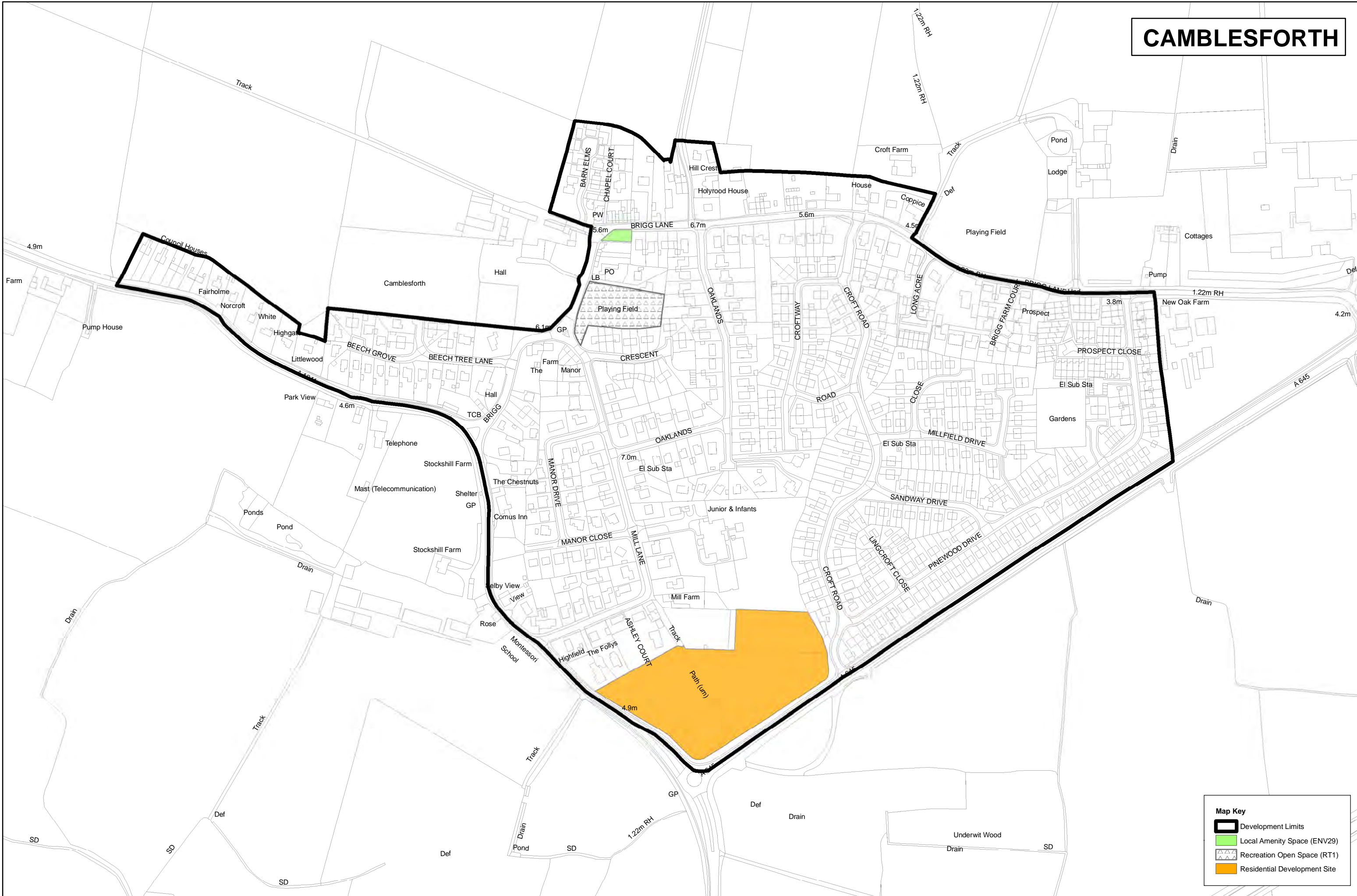
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CAMBLESFORTH



Map Key

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

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CHAPEL HADDLESEY



Map Key

- Development Limits
- Local Amenity Space (ENV29)

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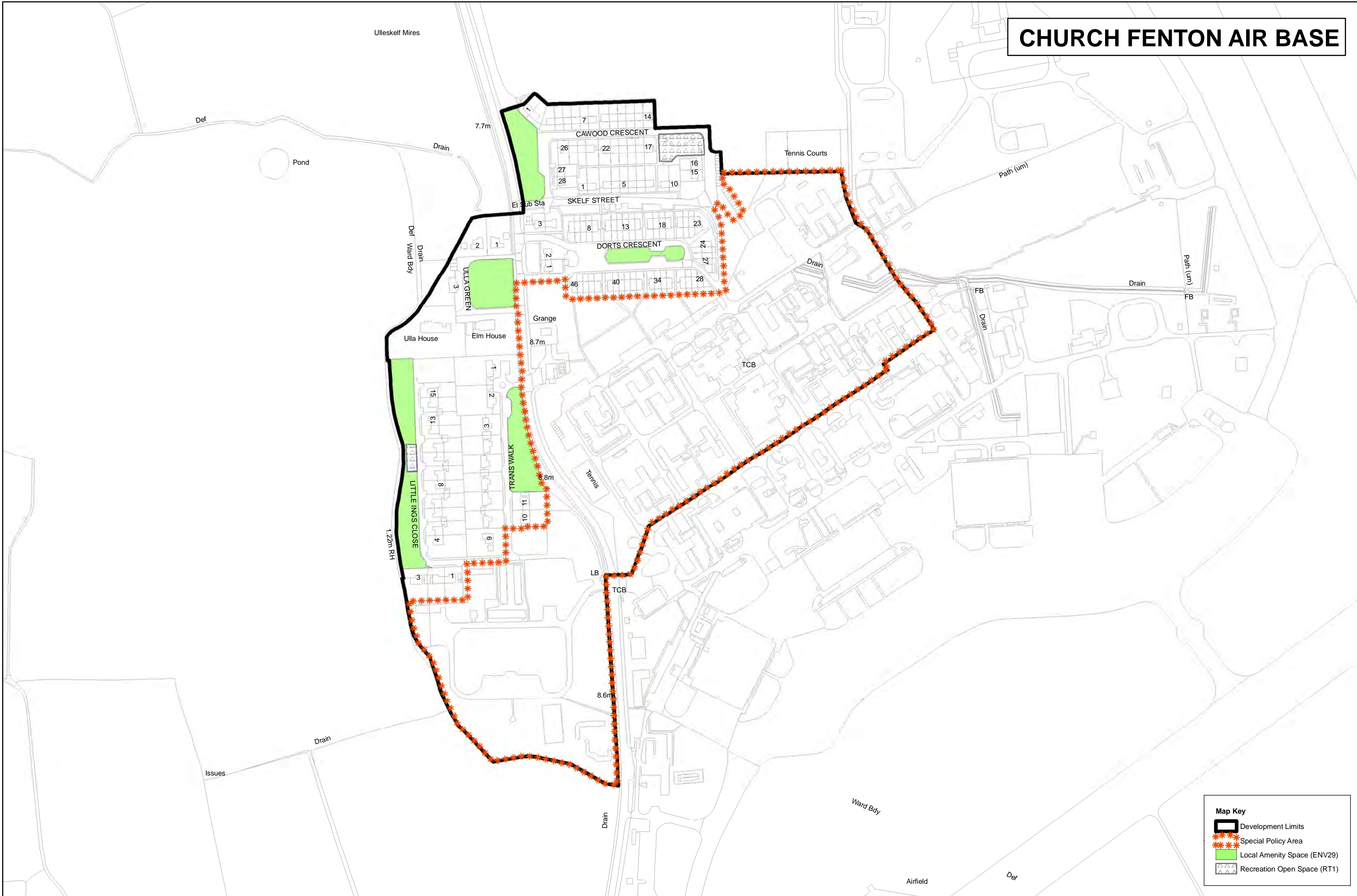


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CHURCH FENTON AIR BASE



Map Key

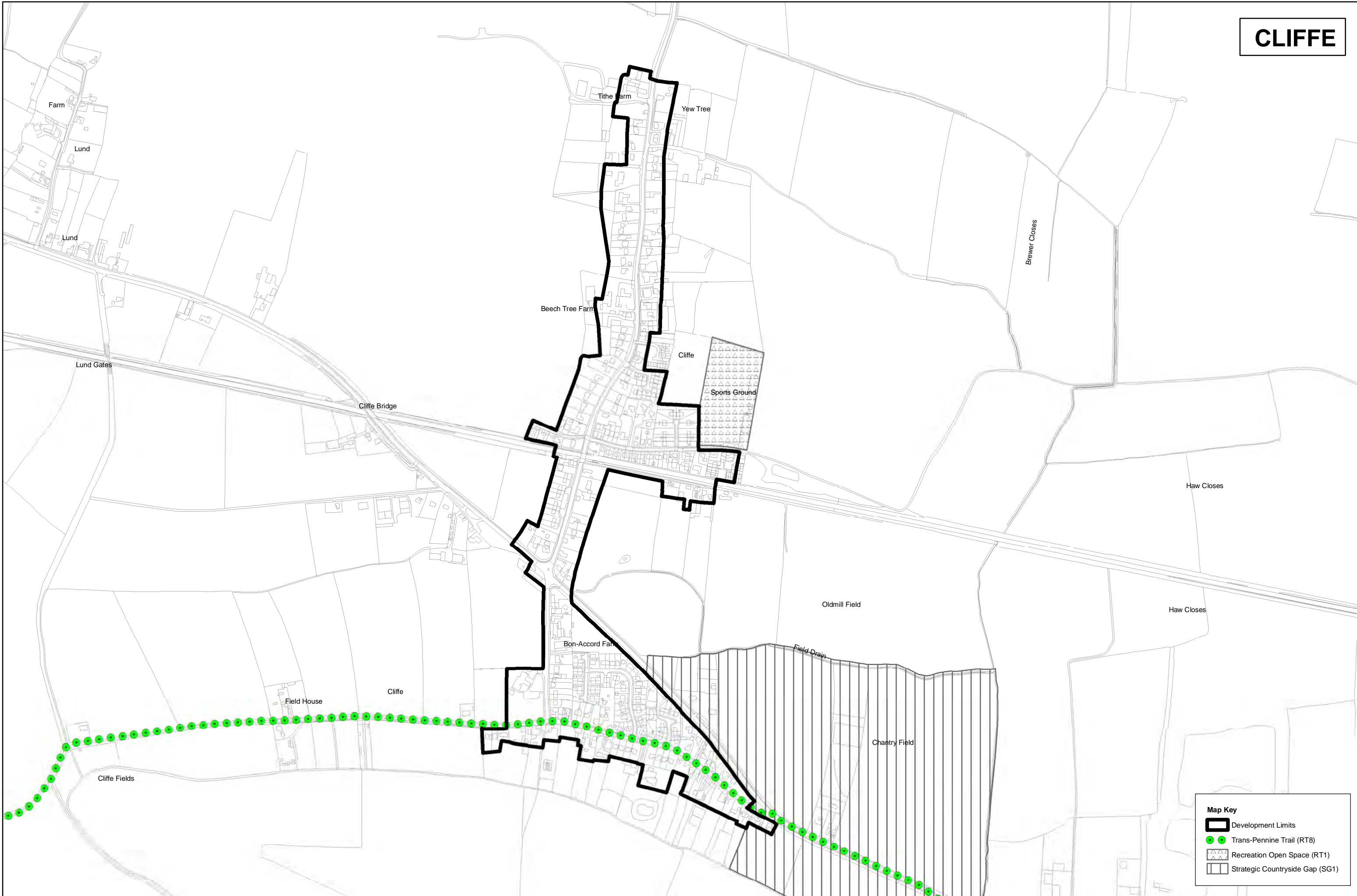
- Development Limits
- Special Policy Area
- Local Amenity Space (ENV29)
- Recreation Open Space (RT1)

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CLIFFE



Map Key

- Development Limits
- Trans-Pennine Trail (RT8)
- Recreation Open Space (RT1)
- Strategic Countryside Gap (SG1)

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COLTON



Map Key

- Development Limits
- Local Amenity Space (ENV29)
- Green Belt (SP2, SP3)

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CRIDLING STUBBS



Map Key

-  Development Limits
-  Locally Important Landscape Area (ENV15)
-  Green Belt (SP2, SP3)

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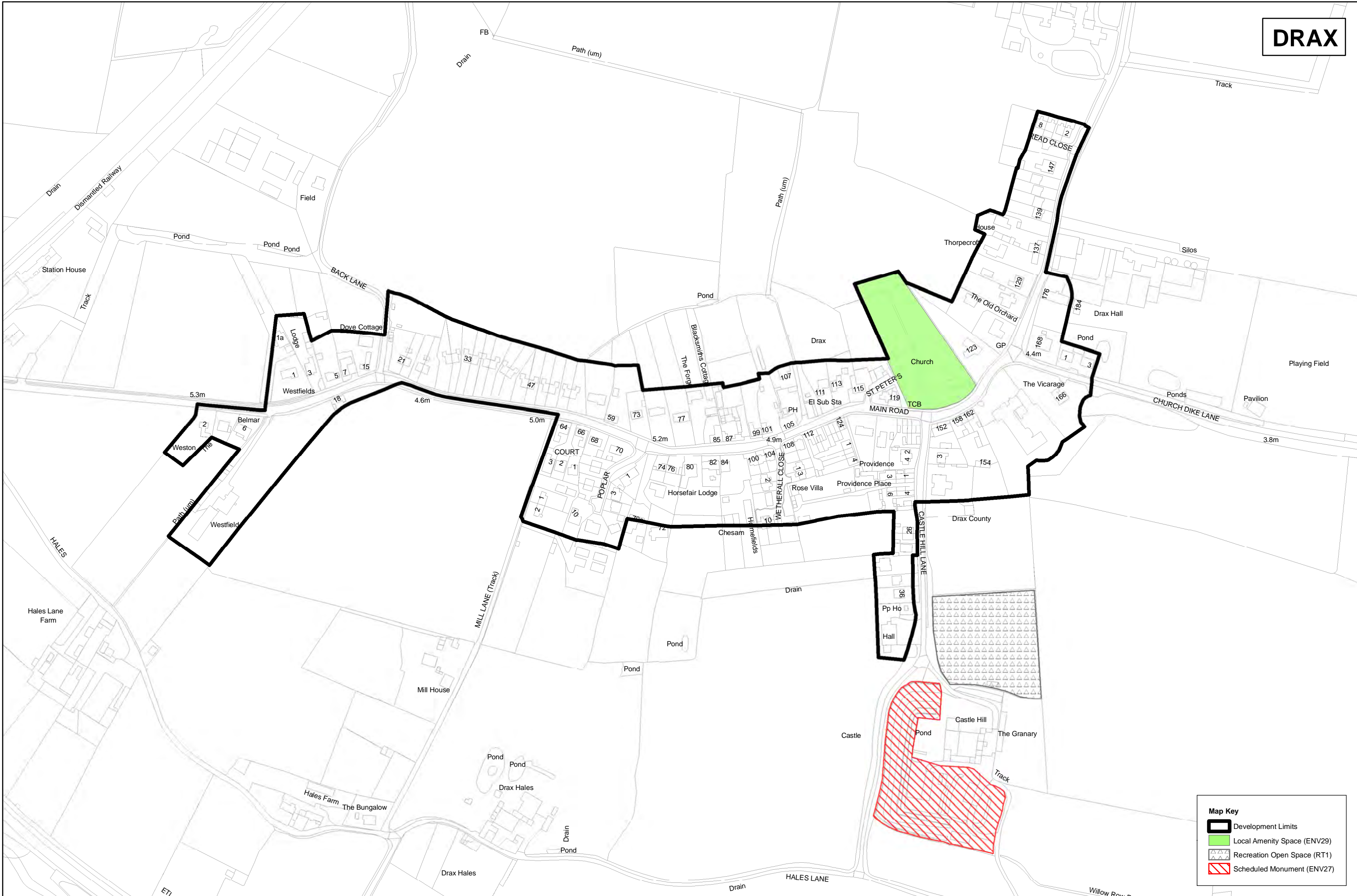
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Map Key

-  Development Limits
-  Local Amenity Space (ENV29)
-  Recreation Open Space (RT1)
-  Scheduled Monument (ENV27)

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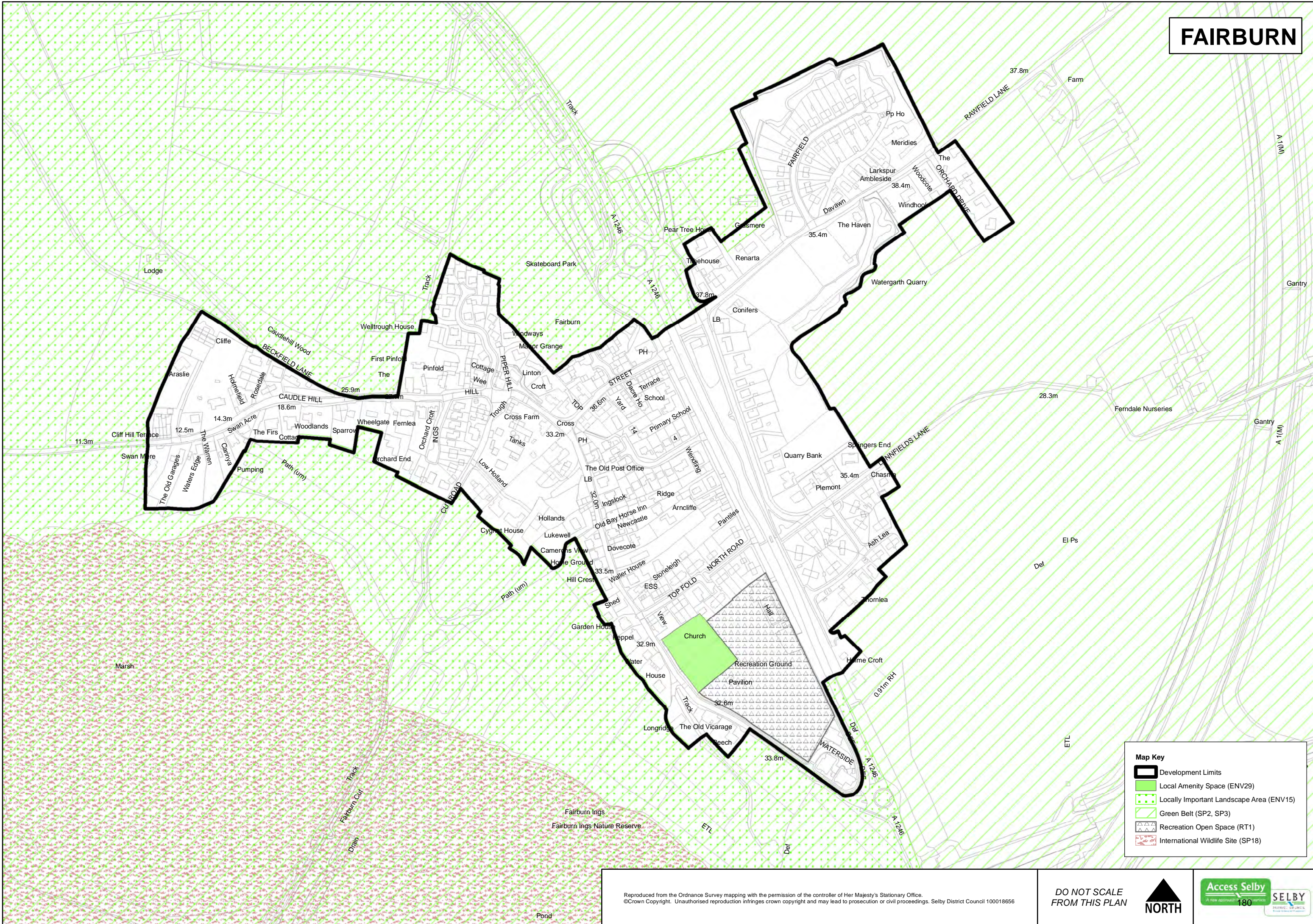
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FAIRBURN



Map Key

- Development Limits
- Local Amenity Space (ENV29)
- Locally Important Landscape Area (ENV15)
- Green Belt (SP2, SP3)
- Recreation Open Space (RT1)
- International Wildlife Site (SP18)

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GATEFORTH



Map Key

- Development Limits
- Strategic Countryside Gap (SG1)
- Site of Importance for Nature Conservation (ENV9)

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GREAT HECK



Map Key

-  Development Limits
-  Green Belt (SP2, SP3)
-  Site of Importance for Nature Conservation (ENV9)

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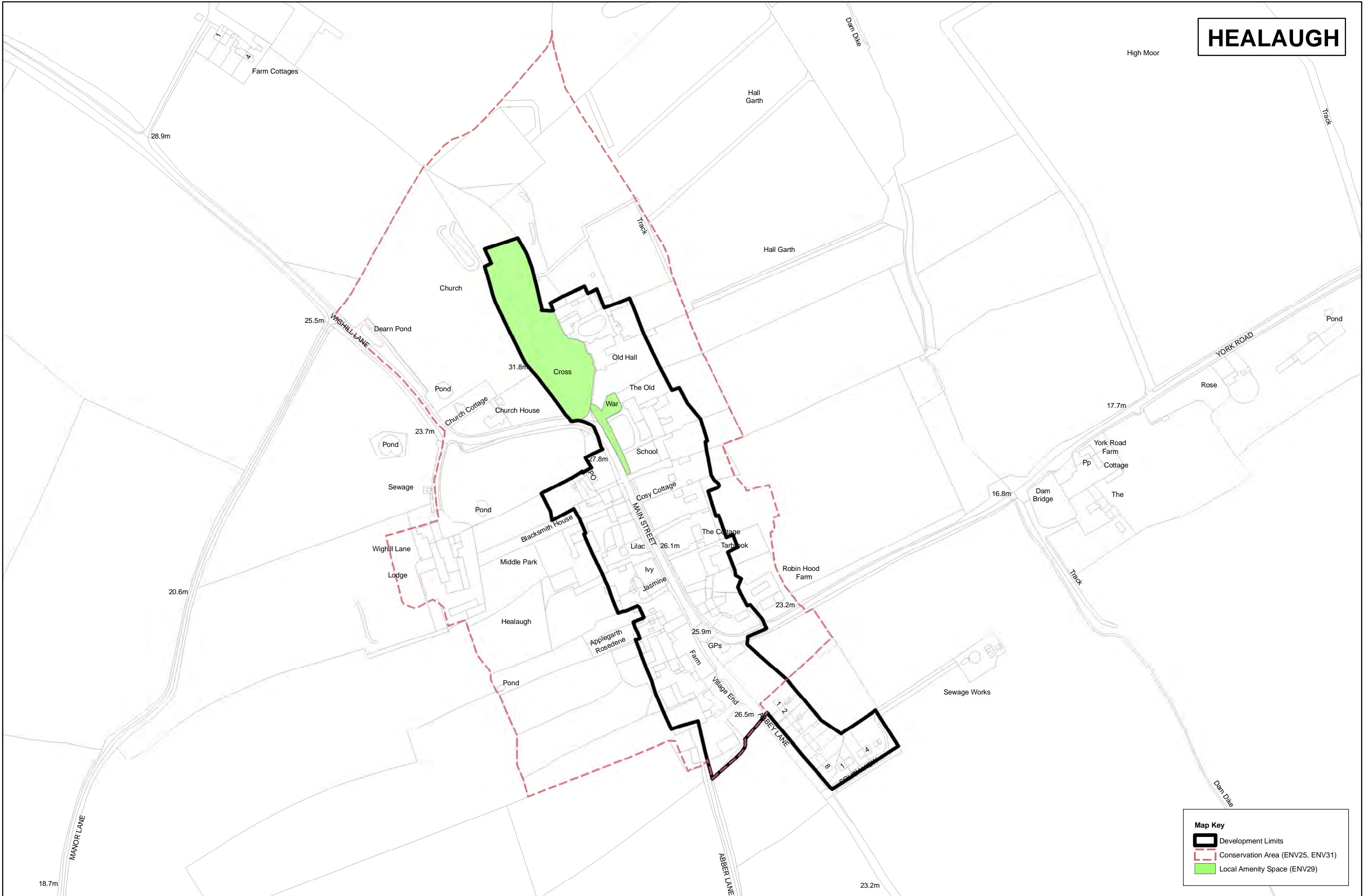
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HEALAUGH



Map Key

- Development Limits
- Conservation Area (ENV25, ENV31)
- Local Amenity Space (ENV29)

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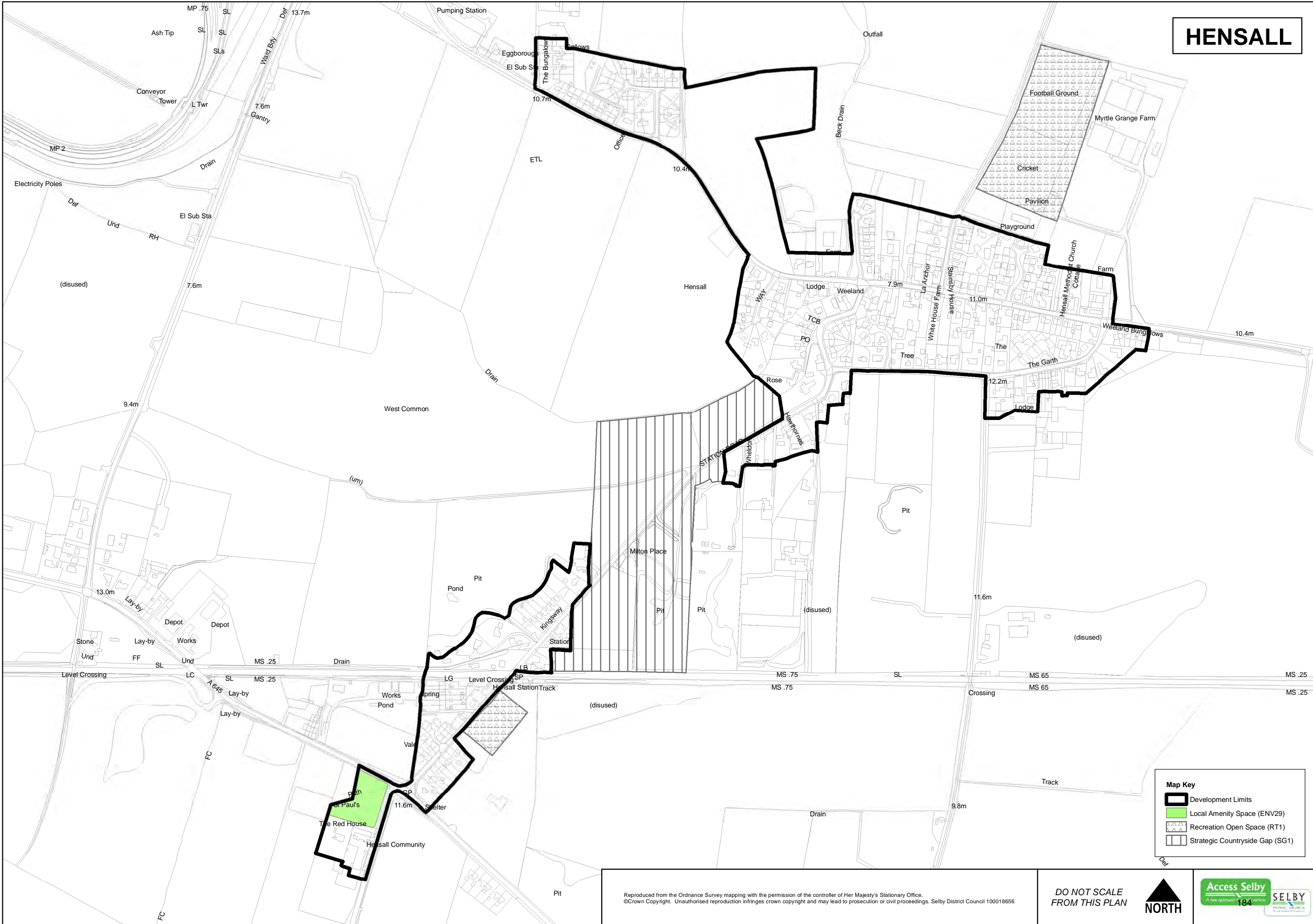
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HENSALL



Map Key

-  Development Limits
-  Local Amenity Space (ENV29)
-  Recreation Open Space (RT1)
-  Strategic Countryside Gap (SG1)

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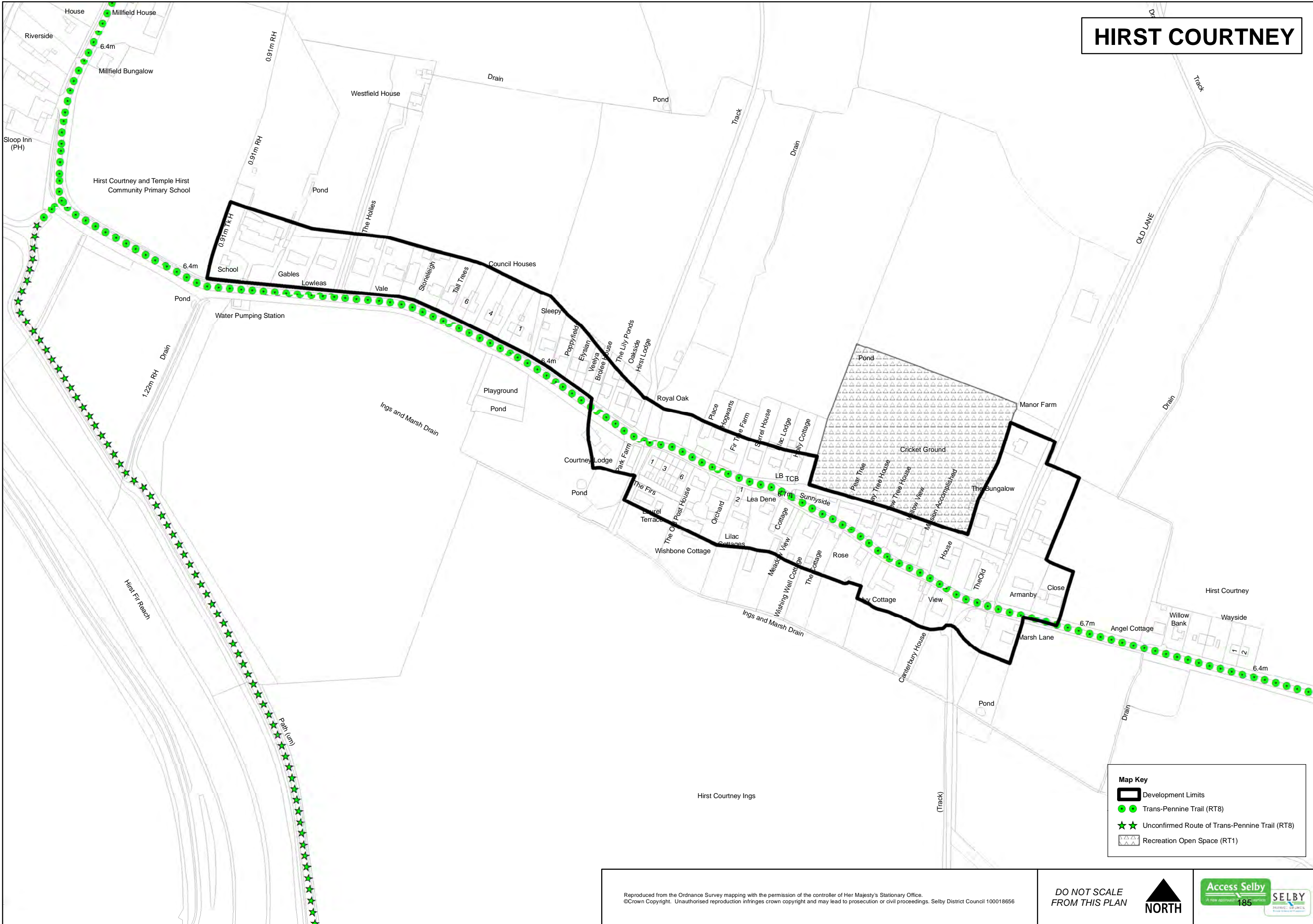
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HIRST COURTNEY



Map Key

-  Development Limits
-  Trans-Pennine Trail (RT8)
-  Unconfirmed Route of Trans-Pennine Trail (RT8)
-  Recreation Open Space (RT1)

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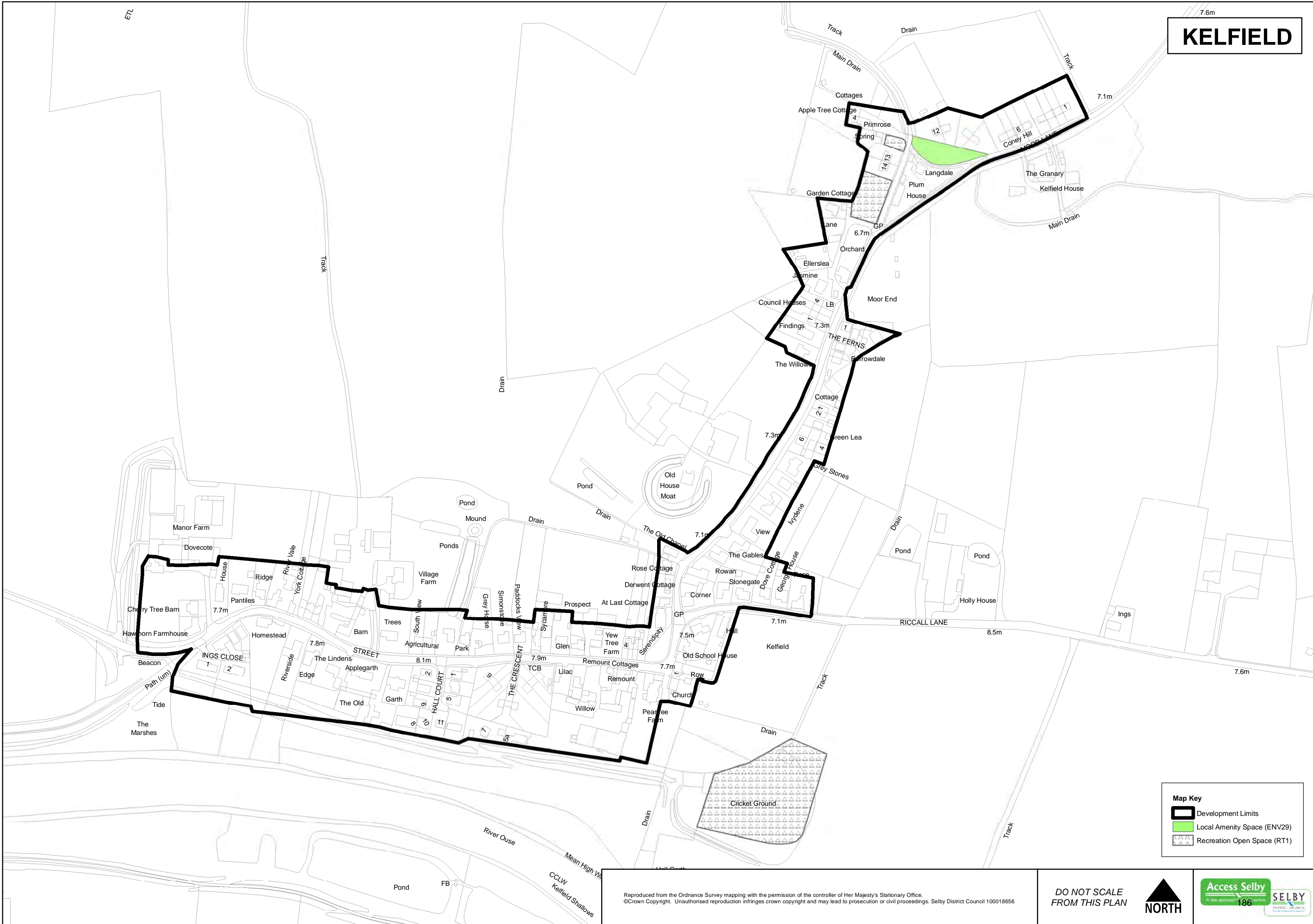
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KELFIELD



Map Key

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

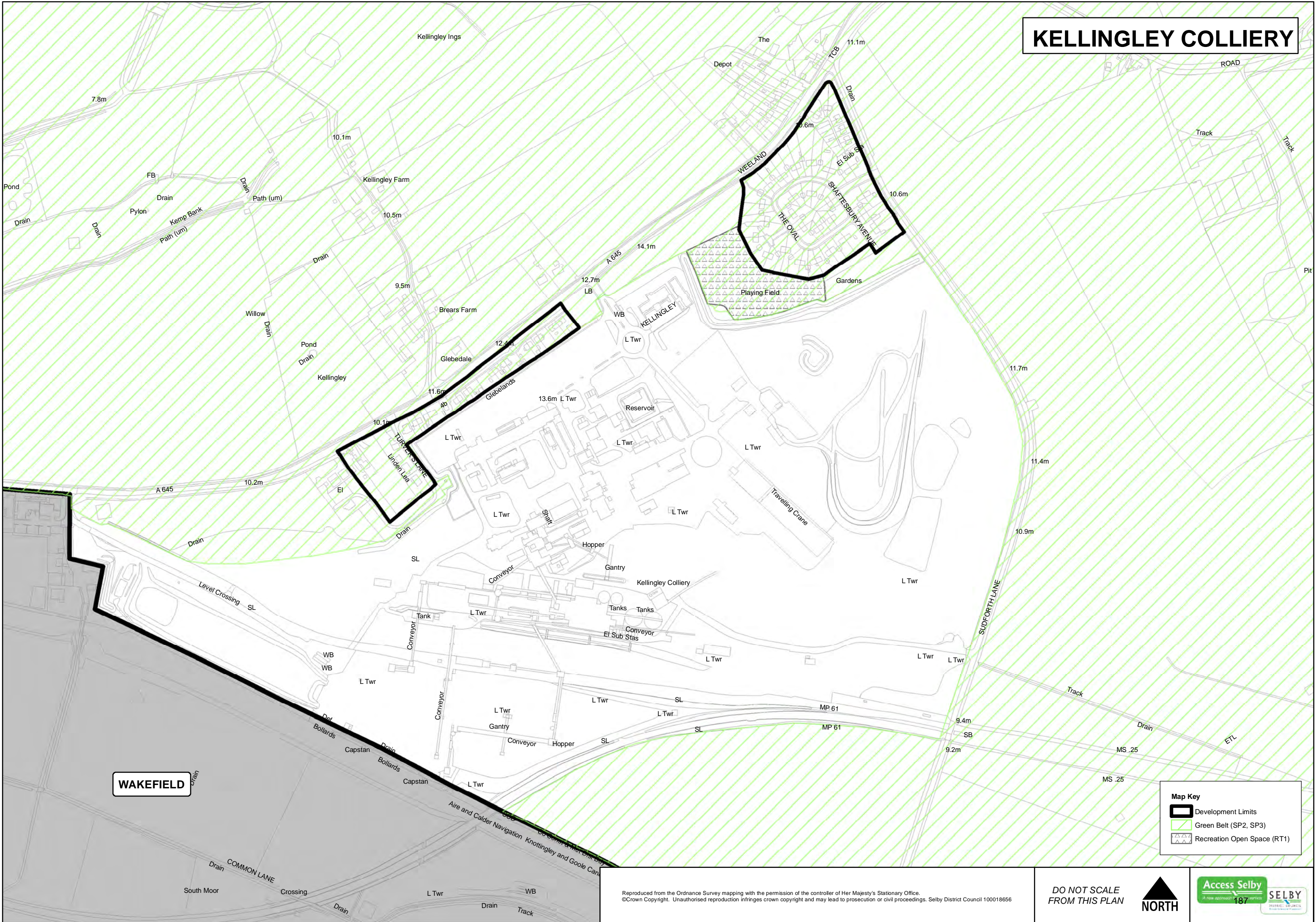
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KELLINGLEY COLLIERY



WAKEFIELD

Map Key

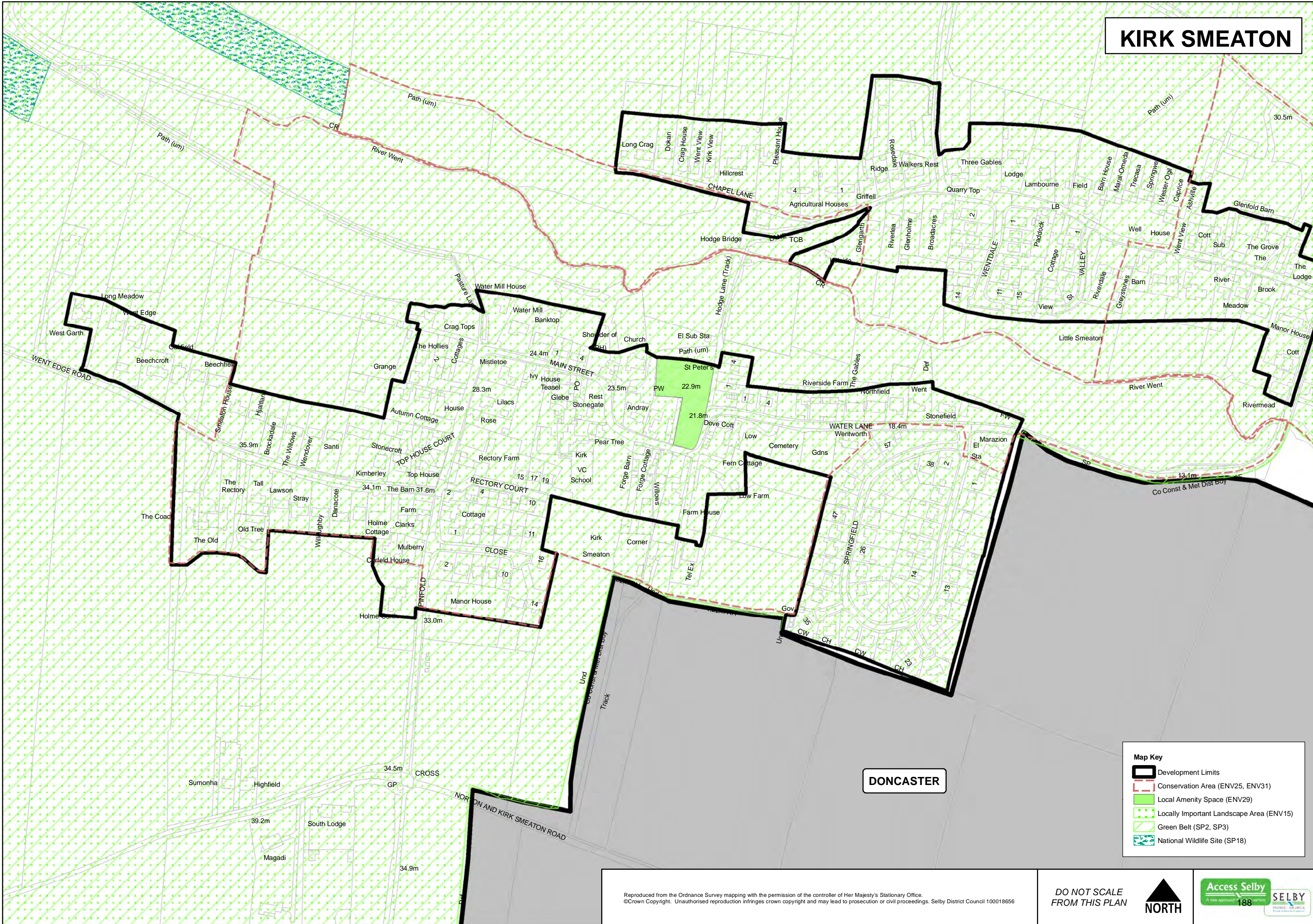
- Development Limits
- Green Belt (SP2, SP3)
- Recreation Open Space (RT1)

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KIRK SMEATON



Map Key

- Development Limits
- Conservation Area (ENV25, ENV31)
- Local Amenity Space (ENV29)
- Locally Important Landscape Area (ENV15)
- Green Belt (SP2, SP3)
- National Wildlife Site (SP18)

DONCASTER

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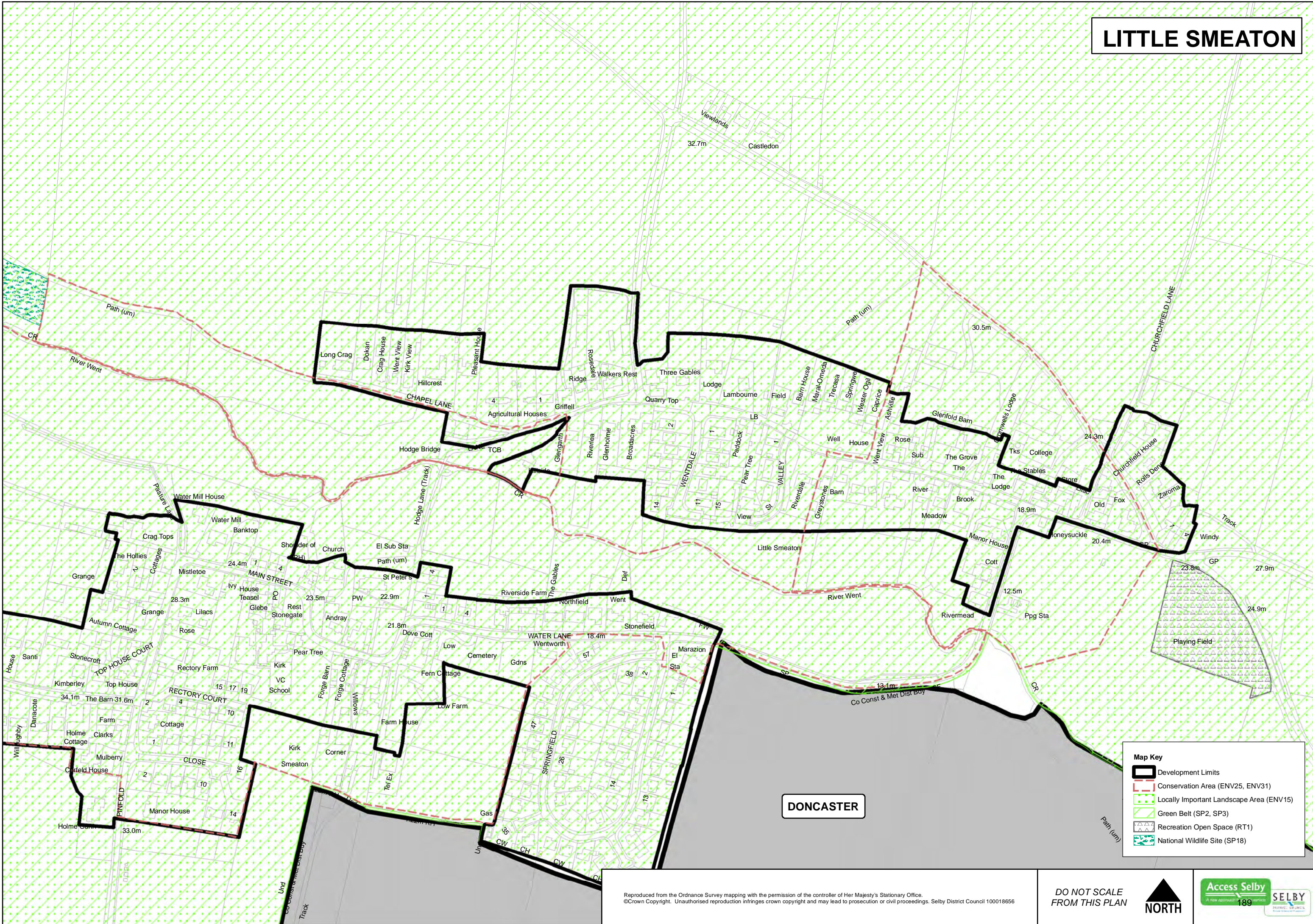
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LITTLE SMEATON



Map Key

- Development Limits
- Conservation Area (ENV25, ENV31)
- Locally Important Landscape Area (ENV15)
- Green Belt (SP2, SP3)
- Recreation Open Space (RT1)
- National Wildlife Site (SP18)

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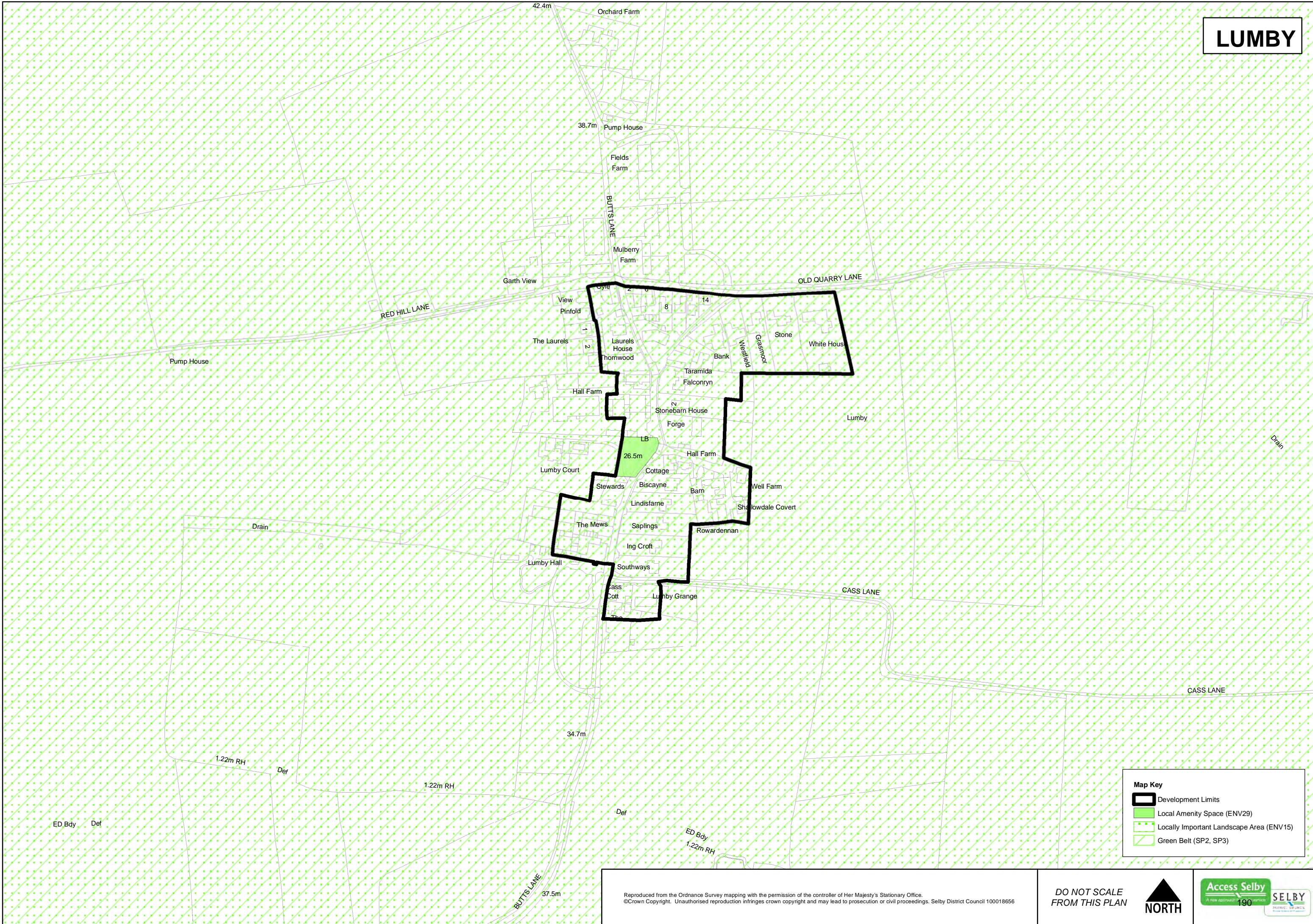
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LUMBY



Map Key

- Development Limits
- Local Amenity Space (ENV29)
- Locally Important Landscape Area (ENV15)
- Green Belt (SP2, SP3)

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NEWLAND



EAST RIDING

Map Key
Development Limits

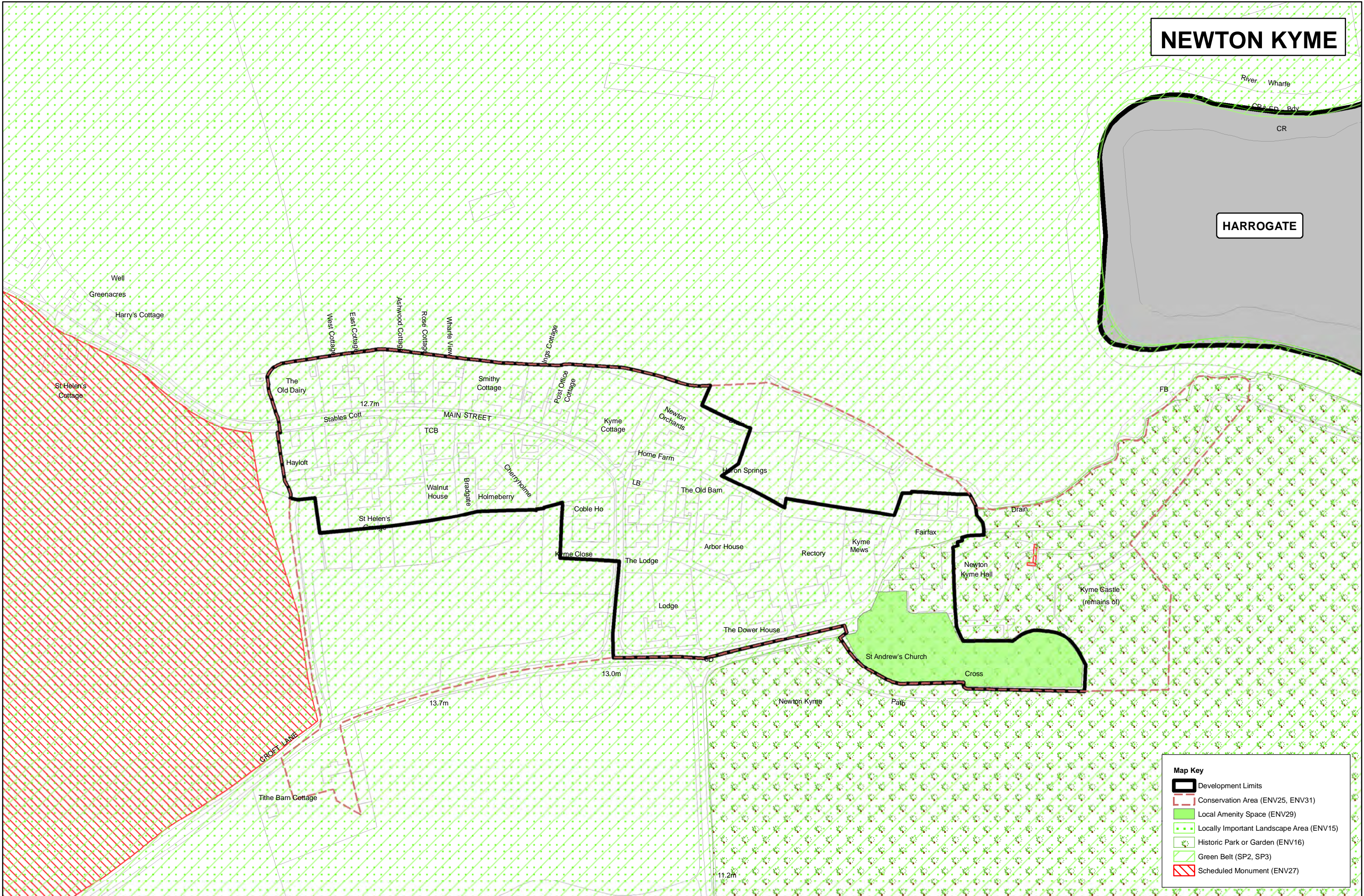
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NEWTON KYME

HARROGATE



Map Key

- Development Limits
- Conservation Area (ENV25, ENV31)
- Local Amenity Space (ENV29)
- Locally Important Landscape Area (ENV15)
- Historic Park or Garden (ENV16)
- Green Belt (SP2, SP3)
- Scheduled Monument (ENV27)

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Map Key

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-  Site of Importance for Nature Conservation (ENV9)

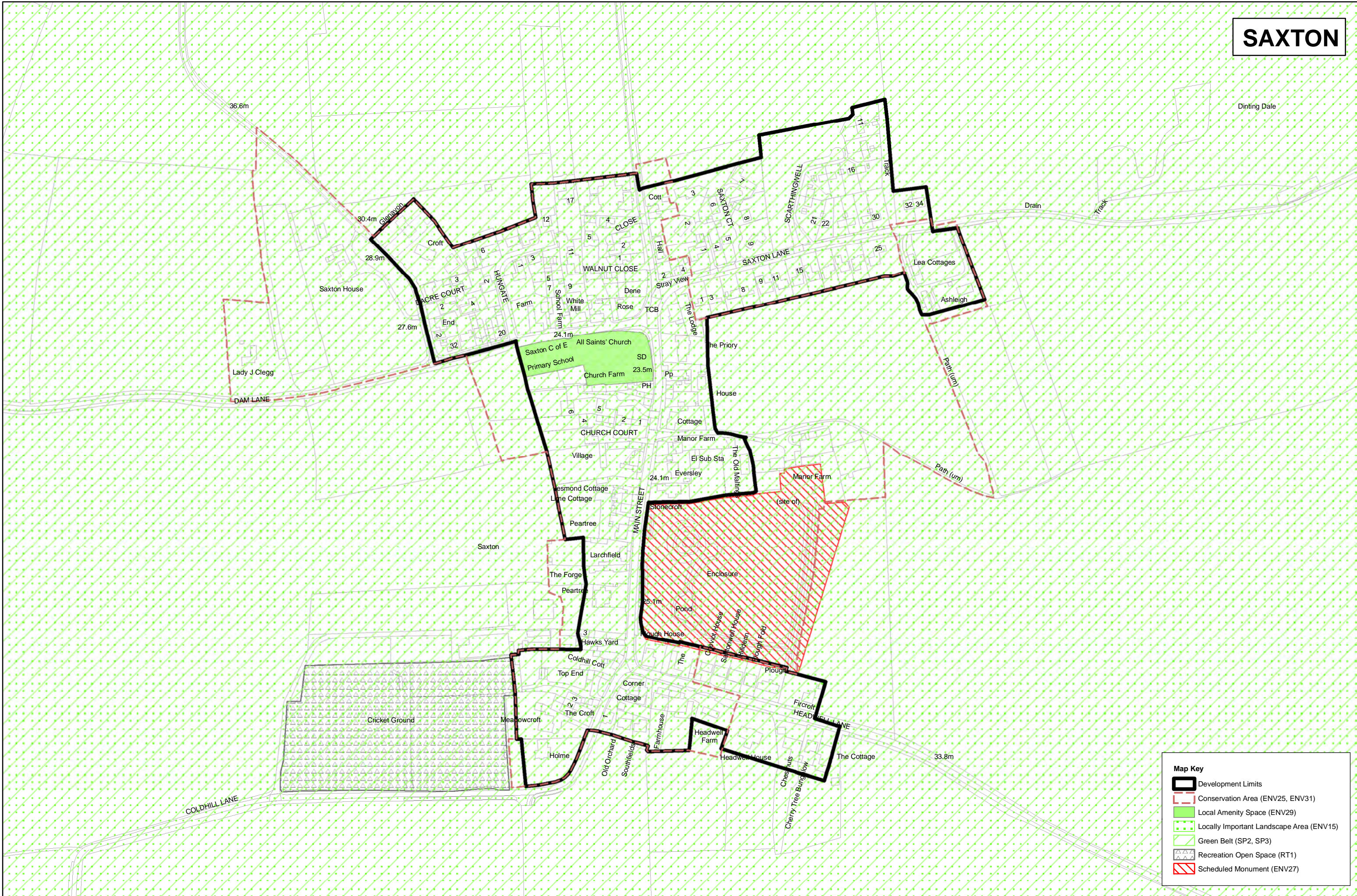
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SAXTON



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)
- Scheduled Monument (ENV27)

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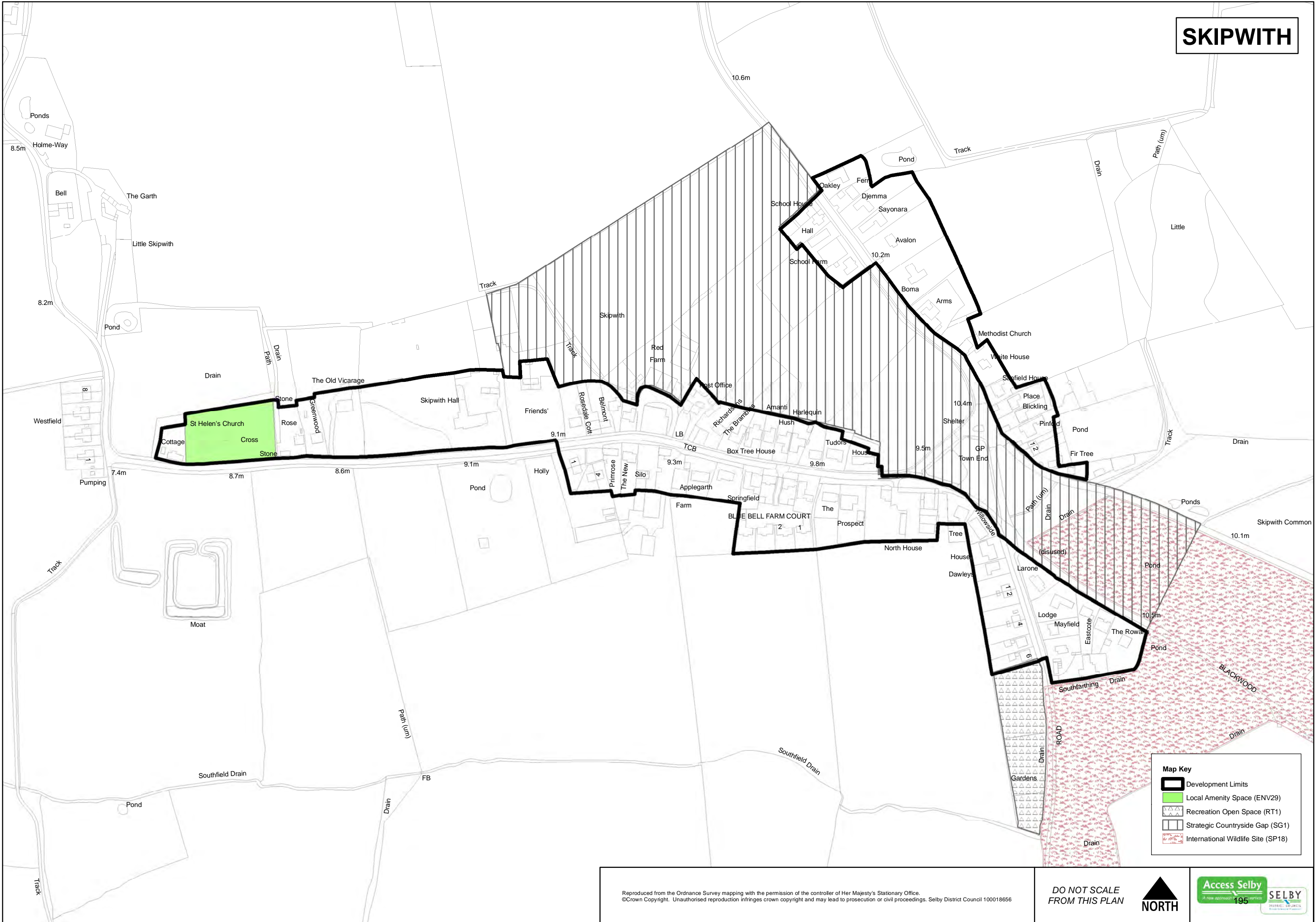
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SKIPWITH



Map Key

- Development Limits
- Local Amenity Space (ENV29)
- Recreation Open Space (RT1)
- Strategic Countryside Gap (SG1)
- International Wildlife Site (SP18)

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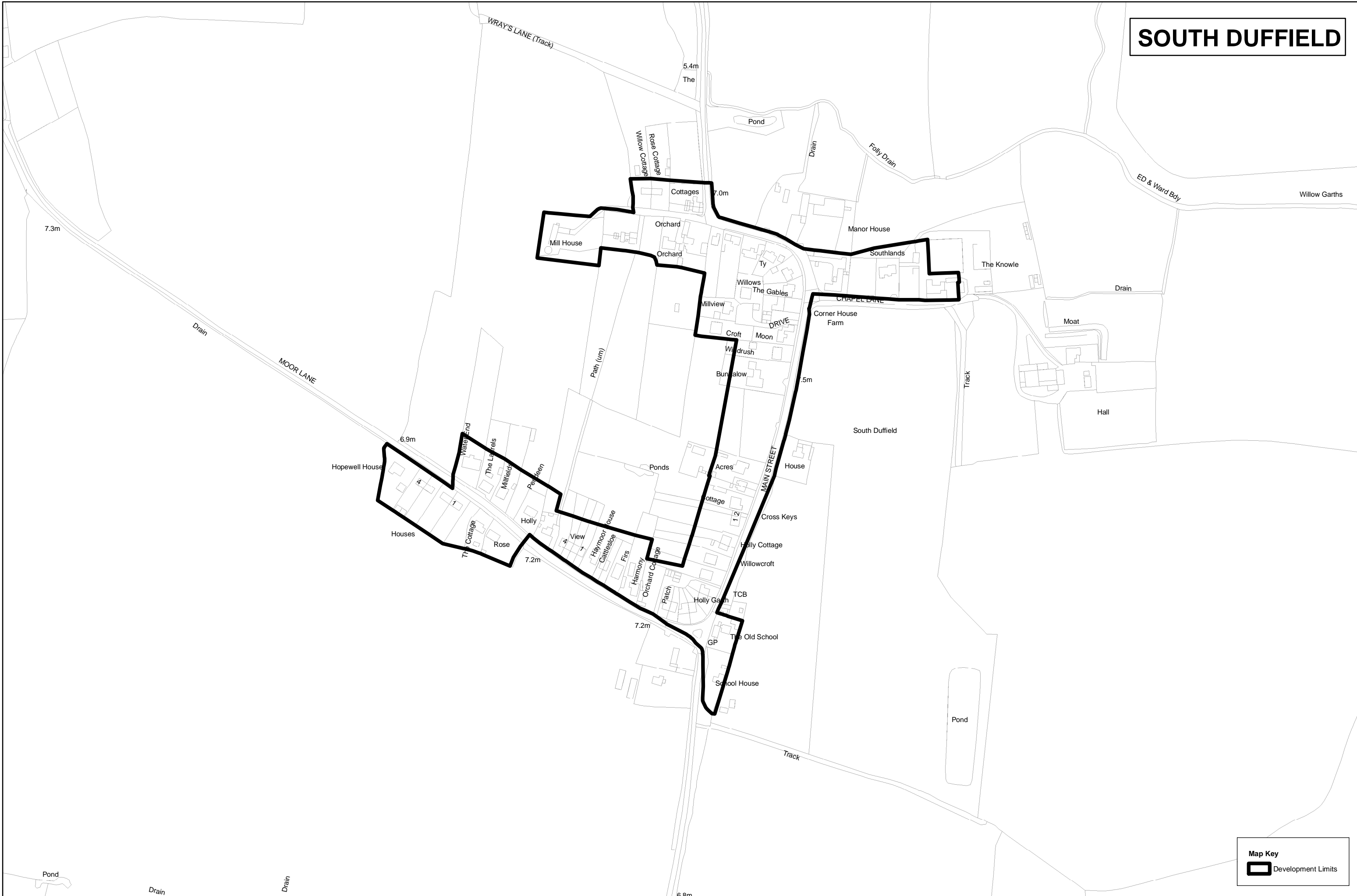
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SOUTH DUFFIELD



Map Key
Development Limits

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STILLINGFLEET



Map Key

- Development Limits
- Conservation Area (ENV25, ENV31)
- Local Amenity Space (ENV29)
- Strategic Countryside Gap (SG1)

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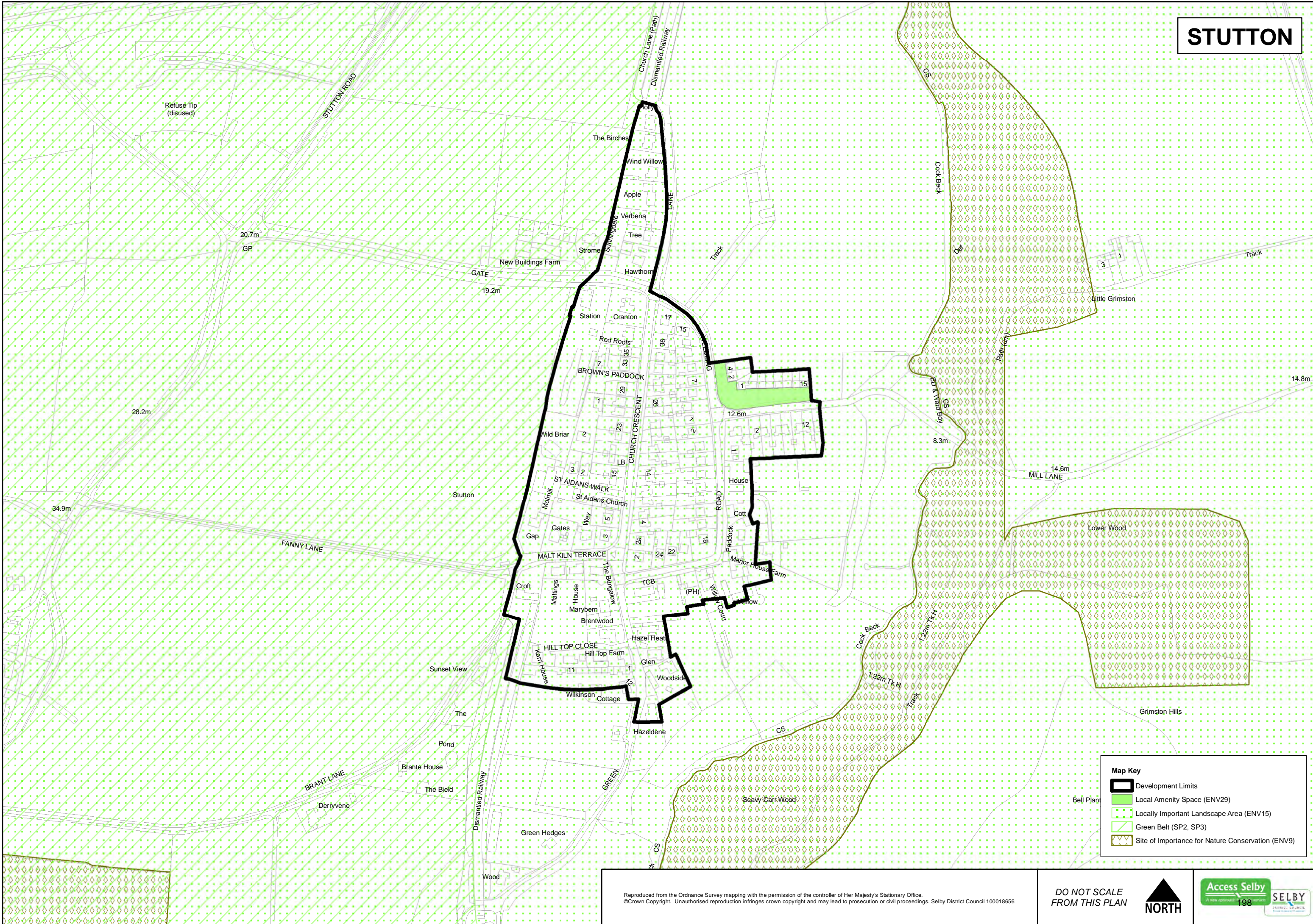
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STUTTON



Map Key

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

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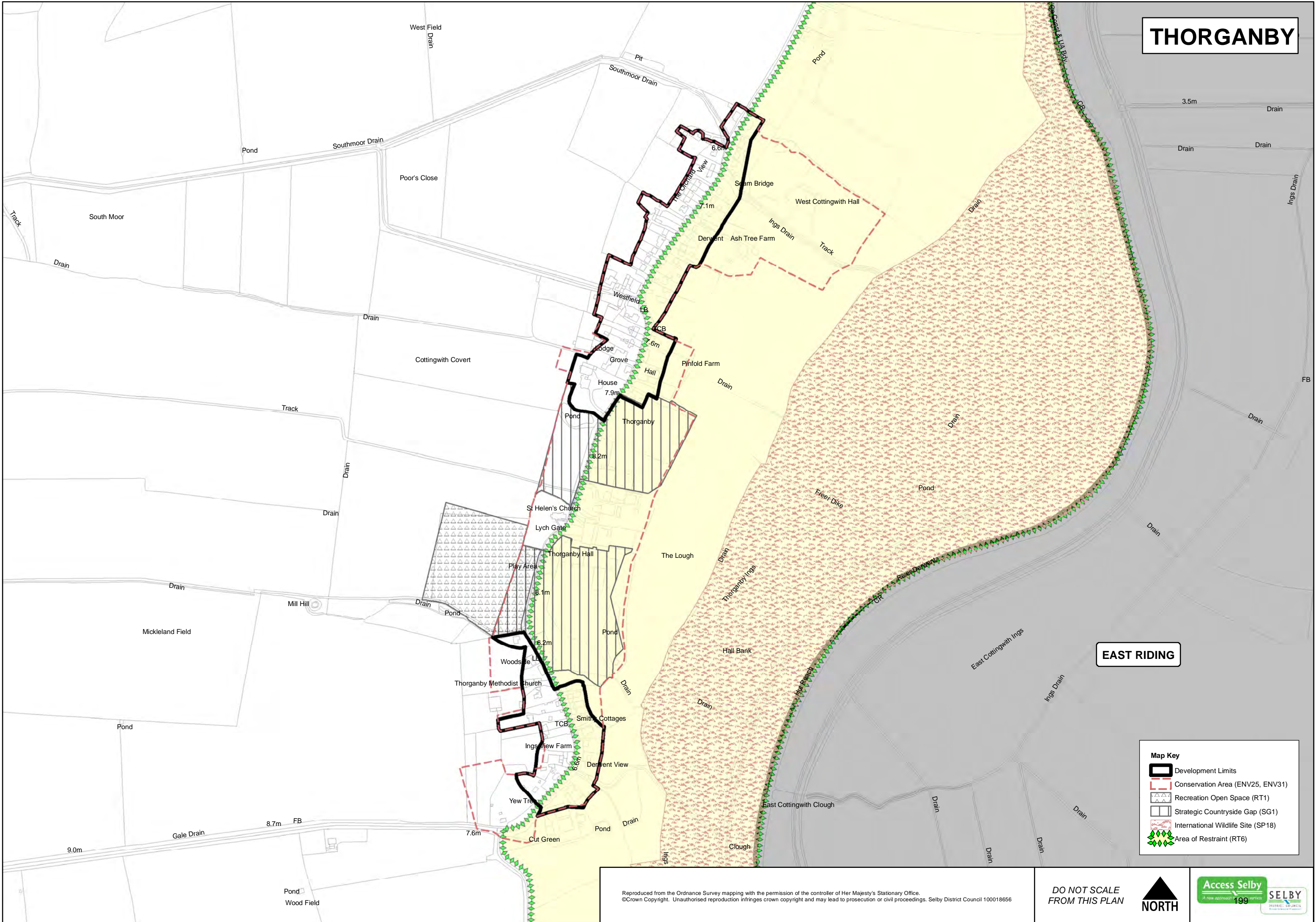
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THORGANBY

EAST RIDING



Map Key

- Development Limits
- Conservation Area (ENV25, ENV31)
- Recreation Open Space (RT1)
- Strategic Countryside Gap (SG1)
- International Wildlife Site (SP18)
- Area of Restraint (RT6)


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TOWTON

