



Meeting: **POLICY REVIEW COMMITTEE**
Date: **WEDNESDAY 21 OCTOBER 2015**
Time: **5.00PM**
Venue: **COMMITTEE ROOM**
To: **Councillors J Deans (Chair), M Hobson (Vice Chair),
K Arthur, K Ellis, D Hutchinson, R Packham and Mrs J
Shaw-Wright.**

Agenda

1. Apologies for absence

2. 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.

3. Minutes

To confirm as a correct record the minutes of the meeting of the Policy Review Committee held on 15 September 2015 (pages 1 - 4 attached).

4. Chair's Address to the Policy Review Committee

5. PLAN Selby – Responses to Focused Engagement

To consider the responses to the PLAN Selby Focused Engagement consultation. (pages 5 - 26 attached).

6. Work Programme 2015/16

To consider the Committee's Work Programme for 2015/16 (pages 27 - 29 attached).

Jonathan Lund
Deputy Chief Executive

Enquiries relating to this agenda, please contact Janine Jenkinson on:
Tel: 01757 292268 or email: jjenkinson@selby.gov.uk

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Policy Review Committee

Venue: Committee Room

Date: 15 September 2015

Time: 5.00 p.m.

Present: Councillors J Deans (Chair), M Hobson (Vice Chair), K Arthur, K Ellis, D Hutchinson, R Packham and Mrs J Shaw-Wright.

Apologies for Absence: None

Officers Present: Jonathan Lund - Deputy Chief Executive, Jodie Taylor – Lead Officer (Finance), Tim Grogan – Senior Enforcement Officer, Michelle Dinsdale – Policy Officer, Chris Watson – Assistant Policy Officer, and Janine Jenkinson - Democratic Services Officer.

10. DISCLOSURES OF INTEREST

There were no declarations of interest.

11. MINUTES

RESOLVED:

To receive and approve the minutes of the Policy Review Committee held on 14 July 2015 for signature by the Chair.

12. CHAIR'S ADDRESS

The Chair informed the Committee that the PLAN Selby item due to be presented at the meeting had been rescheduled and would now be considered on 21 October 2015.

Councillors' attention was drawn to the Licensing Policy briefing note provided by the Solicitor to the Council, which was circulated at the meeting.

13. PR/15/7 – MEDIUM TERM FINANCIAL STRATEGY UPDATE

Jodie Taylor, Lead Officer (Finance) and Executive Councillor Lunn presented an update report regarding the Medium Term Financial Strategy (MTFS).

The MTFS set out the framework for the 2015/16 Budget and the 2015-2017/18 Medium Term Financial Plan. As part of the Budget and Policy Framework of the Council, the Policy Review Committee was asked to review and provide comments to the Executive.

The Lead Officer explained that three scenarios had been modelled to prepare for the possible cuts in Government funding. The Committee was advised of the uncertainty regarding the New Homes Bonus and the risks associated with the Business Rates System.

In response to a question regarding the Programme for Growth Project Board, the Deputy Chief Executive informed the Committee that details of each project were set out in a briefing document and these could be made available to Councillors. Minutes of Project Board meetings were reported at Executive meetings.

In relation to Interest Rates, Councillor Lunn explained that the Bank of England base rate remained at 0.5%. The base rate was projected to increase slowly and gradually thereafter, reaching 1.00% by March 2017. Current returns were below 1% and the MTFS had been updated to reflect the latest forecasts.

With regard to Business Rates, the Lead Officer (Finance) explained that the Council's Business Rates income was volatile due to a small number of businesses providing the majority of income received. The current approach to Business Rates Retention income was to set aside gains above baseline funding into the Business Rates Equalisation reserve; the reserve could then be used to off-set the impact of any loss of income.

In response to a query in relation to the introduction of a Green Bin Charge, Councillor Lunn explained that a number of local authorities in North Yorkshire applied a Green Bin Charge and the schemes worked well. He advised the Committee that the introduction of any scheme in Selby would be fully discussed and decided by Council.

RESOLVED:

To endorse the Medium Term Financial Strategy, as set out in the report.

14. PR/15/8 – REVIEW OF THE CORPORATE ENFORCEMENT REPORT

Michelle Dinsdale, Policy Officer, presented a report that set out the scope and timetable for the review of the Corporate Enforcement Policy.

The Corporate Enforcement Policy and individual policies within the current Policy were in need of updating due to a shift in the regulatory framework and best practice.

The revised Policy would include all relevant regulatory compliance and enforcement services, with the exception of debt control and Regulation of Investigatory Powers. These enforcement areas presented complex and in-depth issues; therefore, specific policies would be developed separately.

Consultation would be undertaken with a broad range of relevant organisations, including the public, via North Yorkshire County Council's Citizen's Panel, the Police, the Department for Work and Pensions and other regulators.

Councillors raised some concern regarding fly tipping. In response to a query, the Senior Enforcement Officer reported that the majority of complaints received related to fly tipping, litter and dog fouling. He reported that his workload in relation to fly tipping enforcement had increased. In addition, he outlined the difficulties of prosecution and said York Magistrates' Court often took a lenient approach towards offenders.

A discussion took place regarding a publication by North Yorkshire County Council that indicated the number of fly tipping incidents in Selby had decreased. Councillors queried the source of the information. It was suggested that further information be sought from North Yorkshire County Council and the Committee be provided with an update.

RESOLVED:

- I. To note and endorse the proposals for the review of the Corporate Enforcement Policy, as set out in the report.**
- II. To send a letter to York Magistrates' Court, outlining the concerns raised during the discussion and inviting a representative to attend a future meeting.**
- III. To agree that dog fouling, litter and fly tipping be considered as future enforcement priorities and campaigns of awareness.**

15. WORK PROGRAMME 2015/16

The Committee considered the current Work Programme 2015/16.

RESOLVED:

- I. To confirm the provisional Committee date, 21 October 2015 for consideration of PLAN Selby.**
- II. To confirm the provisional Committee date, 17 November 2015, for consideration of the revised draft Corporate Enforcement Policy.**

The meeting closed at 5.45 p.m.

Report Reference Number (PR/15/9) Agenda Item No: 5

To: Policy Review Committee
Date: 21 October 2015
Author: Stephen Hay, Interim Planning Policy Manager
Lead Officer: Keith Dawson

Title: PLAN Selby – Responses to Focused Engagement

Summary:

This report provides committee with an update on the key headings from the PLAN Selby Focused Engagement consultation – held 29 June to 10 August 2015. It follows on from a previous report (report ref PR/15/1) on responses to the Initial Consultation discussed at Committee on 16th June 2015.

The report highlights potential policy issues which are subject further detailed consideration and analysis as part of the PLAN Selby work programme.

Recommendations:

That:

- i. the content of the report be noted.**

Reasons for recommendation

To keep the Policy Review Committee aware of the issues arising from the preparation of PLAN Selby and seeking its input at key times during the process.

1. The Report

- 1.1 The Initial Consultation on PLAN Selby “Issues” was undertaken during winter 2014/2015 and the responses were reported to Policy Review Committee on 16 June 2015 report ref PR/15/1).
- 1.2 In line with the Draft Engagement Plan, the Council engaged further with key stakeholders in a collaborative way during the summer 2015 ‘Let’s Talk PLAN Selby’ over 6 weeks between 29th June and 10th August 2015. This ‘focused engagement’ included the following:

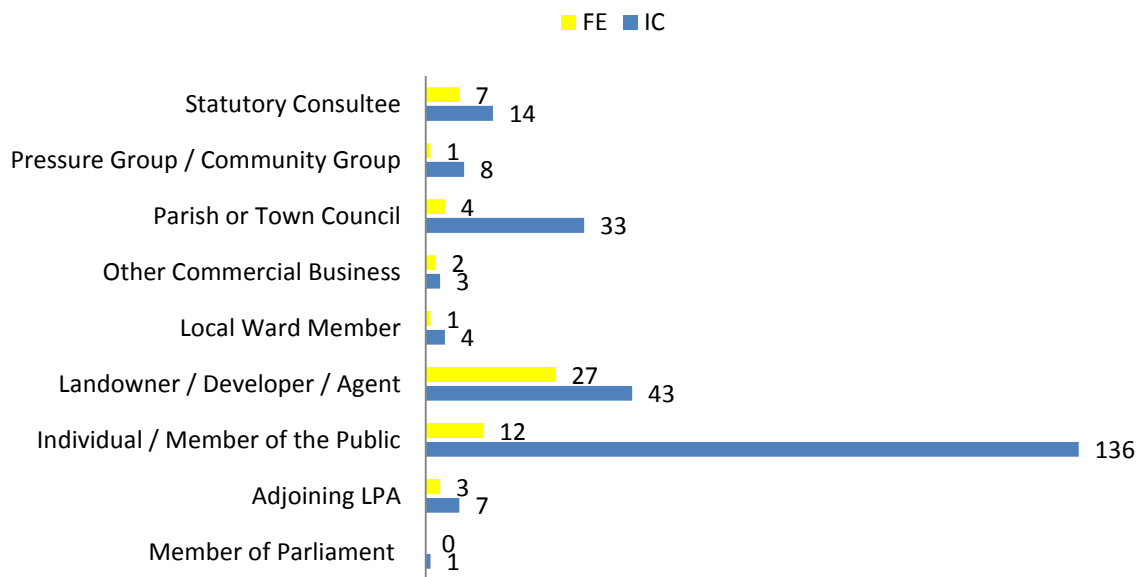
- Workshops on village growth and conservation
 - Workshops on the growth and regeneration of Selby, Tadcaster and Sherburn in Elmet
- 1.3 In addition to the invited face-to-face workshops, about 1000 organisations and individuals from the Council's Local Plan database were given notice of the focused engagement. Any interest party on this database had the opportunity to comment on the emerging evidence base and key related question areas, which were published on the Council's website at www.selby.gov.uk/PLANSelby.
- 1.4 This report covers the headlines which emerged from both the independently submitted representations and the workshops. It also features a 'snapshot' of key planning policy considerations and work areas. This is not a definitive list of planning issues for PLAN Selby as work continues to progress on the wider evidence base. Issues identified may also be superseded by new evidence material.
- 1.5 In addition to the focused engagement exercises detailed above, there was also a separate well attended meeting with our Duty to Co-operate partner organisations covering strategic and cross-boundary issues.

Submitted Representations Received

- 1.6 In addition to the views and comments gathered at the workshops, there were 57 respondents who submitted written comments to the Focused Engagement which compares to 249 respondents as part of the Initial Consultation. This level of response is reflective of the specific engagement strategy pursued during the summer and does not reflect the additional focused work undertaken with regard to the Designated Service Villages and Market Towns. A comparison of the respondent types for the Focused Engagement compared to the Initial Consultation is detailed below in Figure 1.

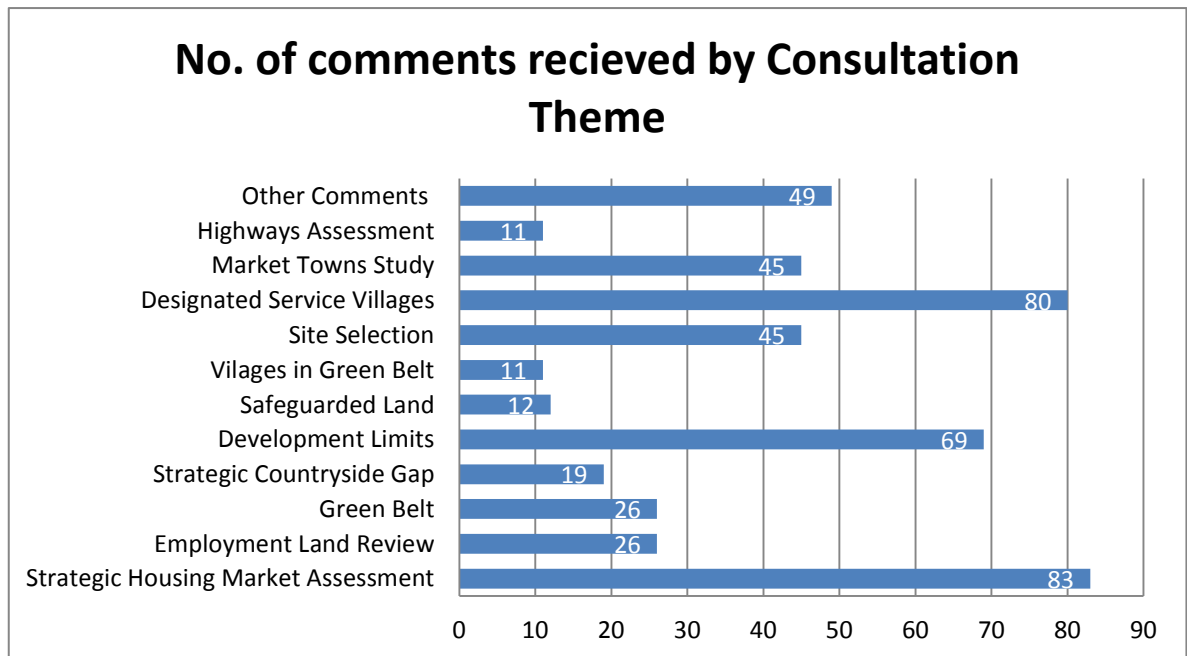
Figure 1: Comparison of Respondent Types

No. of respondent types to PLAN Selby Focused Engagement and Initial Consultation



1.7 Figure 2 below groups written comments received during the Focused Engagement against consultation themes and provides an indication of the initial 'hot topics'.

Figure 2: Comments by Theme



Emerging Key Issues for PLAN Selby

1.8 The representations received for the Initial Consultation and Focused Engagement have now been grouped together in ‘themed pro-formas’ covering a wide range of PLAN Selby related issues.

1.9 Table 1 below pulls together the most significant key issues raised:

- by grouping the representations in the pro-formas together from the initial consultation and focused engagements, and
- considering the key outcomes from the focused engagement workshops.

The table also includes a commentary on potential policy considerations / work tasks.

Table 1: Representations and Workshop Issues

Key Representation Themes	Policy Considerations / Work Tasks
Climate Change and Renewable Energy	
<p>Renewable Energy Strategy - energy generation is driving force in Selby's economy, policy could be introduced which maximises renewable and low carbon energy whilst minimising the adverse impacts on the District.</p> <p>Targets and Infrastructure – virtually no support for District renewable energy targets, or a requirement for on-site renewable energy or specific requirements for sustainable design. Environmental requirements and standards could drive up development costs. Some limited support for ‘greener design’ as well as biomass and anaerobic digestion.</p> <p>Land for Renewable Energy – lack of strong support for identifying suitable areas for renewable energy designations and an interest in cumulative impact and mitigation policies. Some potential renewable energy projects identified but preference for considering each proposal on its merits.</p> <p>Climate Change and Development Management Policies – emphasis upon mitigation and impact policies with some calls to avoid producing detailed policy documents, particularly in light of rapid changes in technology.</p>	<p>Need to be clear about Selby District's local vision for climate change and renewable energy.</p> <p>National policy drivers to support renewable energy sectors but often at odds with local concerns about amenity and impact.</p> <p>Need to review if it is appropriate to identify possible locations within the district that can be allocated for renewable energy projects but minimise amenity and landscape impact.</p> <p>NPPF places an emphasis upon positive policies and wording.</p>
Designated Service Villages (DSV) and Growth Options	
Services and facilities information - proximity to wildlife designations, flood risk	Final DSV report to provide updated information on local assets.

<p>data and the list of heritage assets need to be corrected and updated. The importance of the Parish Survey information on facilities being up to date was highlighted. A number of settlements updated their facility list as new facilities had opened or closed or the data was incorrect.</p> <p>Option 1 considered “fair” by many local communities, but is ultimately over simplistic and fails to take into account the different characteristics of each DSV, or their varying needs, or the varying levels of services and facilities available.</p> <p>Option 2 will support existing services in these settlements and will bolster more accessible and better served communities, but force the less well served communities into decline.</p> <p>Option 3 - would put pressure on the remaining settlements.</p> <p>Whilst villages did feel that an approach where each village got a share of growth was a fair approach, the majority felt growth should be weighted towards settlements with more services and greater public transport accessibility. Settlements where new dwellings had been completed since the Core Strategy was adopted in 2013 or villages where planning applications had recently been approved noted that this should be factored into the distribution of growth across the Designated Service Villages.</p> <p>General feedback that a small level of growth was acceptable. However most village focused on the need to invest in infrastructure to allow the growth to be accommodated or noted existing facilities being stretched. For example drainage networks, transport and schools were noted as being constraints to growth.</p> <p>There was a real appetite to identify green spaces and buildings of local value. Generally heritage building, community buildings, community green space and accessible public footpaths were highlighted.</p> <p>Due to the proximity of Escrick to York, there is a need to share information about the evidence base and emerging issues.</p>	<p>The impact of flooding should be recognised in the growth strategy. The impact on the landscape and biodiversity should be also be fully considered.</p> <p>Some settlements are subject to housing growth through recent planning permissions and this may be a consideration in the future allocation or apportionment of growth.</p> <p>Further work is required on fully identifying the exceptional circumstances for Green Belt release relating to DSVs.</p> <p>Further research is currently on-going on a ‘fair approach’ to the apportionment of growth.</p> <p>Local infrastructure requirements to feed into updates to the Infrastructure Delivery Plan (IDP).</p> <p>Information from the DSV workshops is currently being fed into work on landscape assessment, green infrastructure and site appraisal process.</p> <p>Work needs to be undertaken with City of York Council to agree an approach to Escrick.</p>
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Development Limits	
<p>Pro-limits – a tightly drawn boundary would provide more certainty for development management, promote regeneration and protect character.</p> <p>Anti or Loose Limits –a tight boundary will inhibit flexibility within the plan, particularly in the more sustainable settlements such as the Principal Town, Local Service Centres and Designated Service Villages. The extent of elasticity applied to setting the development boundary should be considered after sites have been accessed to meet need.</p> <p>Criteria Based Policy - other policy approaches should be considered including criteria based policies which consider the impact of individual proposals not currently within existing boundaries.</p> <p>Protection of Countryside – link between development limits and policy as it applies to the countryside.</p>	<p>It may be less about a ‘tight boundary’ and more about an appropriate boundary to the settlement patterns taking into consideration key features and development options where applicable.</p> <p>A ‘one-size fits all’ approach may not be appropriate to setting development limits. With more loosely defined boundaries this could facilitate substantial windfall development.</p> <p>Need to review the effectiveness of criteria-based policies in adopted plans.</p> <p>Need to be clear about acceptable uses within development limits and also importantly within the open countryside.</p>
Duty to Co-operate	
<p>Housing – Objectively Assessed Housing Need, Strategic Housing Market Assessment and Housing Market Areas (OAHN / SHMA / HMAs) - Selby is not a self-contained housing market area and operates with Leeds, York and Wakefield. It is therefore important that housing provision has full regard to the needs and delivery within these adjoining areas.</p> <p>Green Belt - the greenbelt status of land surrounding Escrick is in part determined by SDC and in part determined by CYC and therefore falls within the scope of Green Belt studies by both authorities.</p> <p>Travel to Work Areas (TTWA) /Commuting patterns –Need to consider the relationship of travel and commuting patterns with Leeds, Wakefield, ERYC, and York. This is particularly important for planning employment land strategies.</p> <p>Infrastructure Planning – need to consider joint planning for education and flood risk.</p> <p>Biodiversity - Lower Derwent Valley Plan is a vital part of the Duty to Cooperate between Selby and the authorities in York and the East Riding of Yorkshire. Other work required on ecological network mapping / green</p>	<p>The Core Strategy sets the overall level of housing growth for Selby District. Historically local authorities have pursued a ‘self - containment’ approach to development.</p> <p>Potential value in reviewing Green Belt report outcomes with City of York Council.</p> <p>Similar issues picked-up in relation to Functional Economic Areas (FEA) under the employment land study. Update to FEAs required and a review of implications.</p> <p>New request to be made for updated infrastructure delivery plan information with service providers.</p> <p>Links need to be made to Green Infrastructure Planning and landscape assessment analysis.</p>

<p>infrastructure.</p> <p>Headley Hall, Leeds – proposed at the time as a new settlement.</p>	<p>Proposal may have been withdrawn.</p>
<p>Employment Land Review (ELR)</p>	
<p>Functional Economic Areas (FEA) – the current analysis is ‘inward looking’ and does not consider the most recent travel to work areas.</p> <p>Baseline Evidence – data within the ELR and SHMA should be complementary and the data in the report does not take into consideration windfall sites and only applies a flat apportionment growth rate across commercial uses classes.</p> <p>Development Strategy – need to plan more positively for sustainable economic growth – possibly around clusters and specialist sectors and link with other regeneration and infrastructure strategies.</p> <p>Site Appraisals – the current assessment criteria and scoring is inconsistent and contains biased weighting.</p> <p>Duty to Co-operate – clear forward strategy required for Escrick, and other edge of district sites and employment sites within the district with strategic connections (e.g. rail freight).</p>	<p>The scale and dynamics of updated functional economic areas may be significantly different from historic FEAs.</p> <p>Need to review data used within the ELR and benchmark against other relevant reports including SHMA and transport evidence.</p> <p>Potentially a more commercial focus to employment land delivery and inter-relationships with wider economic growth and regeneration strategies.</p> <p>Revisit ELR site assessment criteria and create stronger links to the current site assessment methodology work.</p> <p>Develop a clear project focus and set of priorities for edge of district settlements and sites and better understand sub-regional employment and movement connections.</p>
<p>Engagement Plan</p>	
<p>Legal Compliance - Engagement must be conducted to comply with relevant regulations and legal requirements.</p> <p>Accessibility to Information – Need to avoid complex consultation documentation (often providing developers with an advantage over residents and communities) and apply best practice to the timing of consultation events.</p> <p>On-going Events – local events and smaller sessions beneficial.</p> <p>Engagement Document – need to be clearer about the exact meaning of terms, stakeholders consulted and approach to consultation.</p>	<p>Legal checklist and soundness checklists require further development.</p> <p>Summer consultation applied a stronger workshop format and provided a variety of channels for people to engage in the plan-making process.</p> <p>Update and brief review potentially required of engagement document.</p>
<p>Environmental Considerations</p>	
<p>Site Assessment Methodology - There will be a need for full biodiversity mapping within the local plan and this will then link to site allocations as well as an update on SINC.</p> <p>DSV Settlement Profiles – the profiles of a</p>	<p>Work to progress on a proportional approach to assessing ecological impacts.</p> <p>Settlement profiles to be updated.</p>

<p>number of settlements require updating with regard to environmental information.</p> <p>Lower Derwent Valley – the plan for the valley plays a vital part in the Duty to Cooperate between Selby and the authorities in York and the East Riding of Yorkshire. Sites which may have impacts on European sites will need to be either not allocated or considered very carefully before allocation.</p> <p>Ecological Network Mapping - Updating of the data for the Sites of Importance for Nature Conservation (SINC) and mapping ecological networks areas across the District would enable a more detailed assessment of the Plan on biodiversity.</p> <p>Local Green Spaces - Policies should reflect the needs for countryside between towns and villages. Concerns raised over distinct wildlife population threatened by developments, need for more extensive environmental protection.</p> <p>Green Infrastructure - Support for an increase in green infrastructure in its various forms. Also plays a key role as a sub-regional network of spaces / linear corridors.</p>	<p>On-going work plan with links though Duty to Cooperate.</p> <p>The SINC data is being updated.</p> <p>Landscape assessment work and green infrastructure commission recognises the value of local green spaces. Issue also picked-up through DSV workshops.</p> <p>Work progressing on a Green Infrastructure strategy.</p>
<p>Gypsies and Travellers</p>	
<p>Gypsies and Travellers Needs - Split between the responses as to support providing traveller sites or not. Criticism of the Traveller Needs Assessment (TNA) evidence and why travellers need permanent pitches.</p> <p>Size and Types of Sites - Split between having a number of smaller sites or extensions to existing traveller sites.</p> <p>Location of Sites - There was a clear response that the current requirement that sites must be within a 1 mile threshold of the 3 major settlements was not necessary. Strong feelings that no Green Belt land should be used for sites. Criticism of the council's approach to only considering sites that have owner support. Concerns that the sites suggested in the map book would all be approved and numbered too many.</p>	<p>SDC needs to follow DCLG's Planning Policy for Traveller Sites (PPTS) as amended August 2015, which requires that the need is assessed and a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets are identified.</p> <p>Following the 2015 amendment the TNA may need updating, officers are currently looking into this issue.</p> <p>Officers may potentially need to re-assess the 1 mile threshold, this may also open up more potential sites.</p> <p>Further work required on site selection methodology.</p>
<p>Green Belt</p>	
<p>Protection of the Green Belt - The importance of the Green Belt in protecting the openness of the countryside in parts of Selby is generally acknowledged.</p> <p>The release of Green Belt Land (General) -</p>	<p>The importance of the Green Belt in protecting the openness of the countryside is recognised in national planning policy and the Selby District Core Strategy.</p> <p>The Core Strategy recognises that a review of</p>

<p>Some representations recognise there may be a need to review Green Belt boundaries to accommodate settlement growth whereas others argue that the Green Belt should not be altered.</p> <p>The release of Green Belt land: Site (Specific) - A number of sites have been put forward for Green Belt release.</p> <p>Approach to the Green Belt Study (Stage 1) - A number of detailed comments have been received about the approach the Council's consultants have used to assess the contribution that areas of the Green Belt in the District make towards the five purposes of the Green Belt.</p> <p>Role of the Green Belt Study in PLAN Selby - Questions have been raised on what role this work will play in decision making in PLAN Selby.</p>	<p>Green Belt boundaries may be necessary in order to accommodate development in those settlements identified for growth in the Core Strategy and constrained by the Green Belt. These settlements are: Tadcaster, Sherburn in Elmet, Byram/Brotherton, Eggborough/Whitley, Escrick, Monk Fryston/Hillam and South Milford.</p> <p>In accordance with the Core Strategy, only land required for the growth of the above settlements and justified by exceptional circumstances can be released from the Green Belt in PLAN Selby.</p> <p>These comments are currently being discussed with Arup, the Council's Green Belt consultants.</p> <p>Provides information about the importance of land around the above settlements in contributing to the purposes of the Green Belt. This will then form part of the information used in considering whether exceptional circumstances exist to release land from the Green Belt.</p>
Heritage Issues	
<p>Local list for heritage assets - Need to develop local list for heritage assets to provide a basis for which buildings and heritage assets should be afforded protection, and the development of specific policies and protections that will ensure these are enhanced and preserved in an appropriate manner.</p> <p>Heritage links to other studies – the value of historic assets needs to be fully considered as part of landscape studies and the site selection process.</p>	<p>Consider whether policies need to be updated with the creation of a list of Locally Important Heritage Assets and the development of specific policies and protections through the PLAN Selby Process. This will require close working with relevant stakeholders including an assessment of what is required beyond the NPPF and existing/saved policies.</p> <p>'Critical friend' role identified with NYCC in reviewing historic landscape assessments.</p>
Highways Study	
<p>Traffic - New development will increase traffic on main roads, junctions and in villages and towns; measures are required to address this.</p>	<p>The highways study will look at the capacity of existing junctions and assess the increase in traffic due to proposed development as well as increased traffic from proposed development in surrounding authorities. The highways study will assess strategic issues while more detailed assessments of individual sites and remediation requirements will need to be assessed with NYCC highways department and Highways England. This will include looking at any possible traffic calming, access improvements or s278 requirements.</p>
Housing Growth	
<p>Quantum of Development – Support from house builders and agents that the housing</p>	<p>The Core Strategy sets out the quantum of</p>

<p>requirement is a minimum target and that there should be over allocation to ensure choice and flexibility of sites to ensure housing delivery. Objection raised by other parties that an over allocation may lead to the release of Green Belt land.</p> <p>Growth in Villages – issues largely picked-up through focused engagement which presented various options for growth.</p> <p>Selby Town - Points were raised in terms of the deliverability issues in Selby Town in terms of flood risk; if sites cannot be delivered to accommodate Selby's growth then the requirement should be either distributed across the Local Service Centres or Designated Service Villages.</p> <p>Non-Implementation of Permission Discount Rate - A high number of representations were in relation to the 10% discount for non-delivery of permissions as set out in the Core Strategy. They argue that the reduction of 10% over allocates housing in the District.</p> <p>Base Date - the base date should be updated to reflect 2015 housing delivery figures.</p> <p>Previously developed land (PDL) – Each PDL site should be considered on its own merits. Development on PDL in the countryside should be supported provided there is proof for sustainable development.</p>	<p>housing delivery required until 2027 as a minimum target.</p> <p>Site assessment work currently on-going on flood risk issues relating to sites in and around Selby Town.</p> <p>Empirical evidence is being gathered to better understand the level of non-implementation across the district.</p> <p>Officers are currently working on updating housing delivery information for 2015.</p> <p>Sites for potential allocation will be appraised according to a number of criteria (from the site selection methodology), including their current use status. It is also recognised that some previously developed sites may be rich in environmental value.</p>
<p>Infrastructure Delivery</p>	
<p>Highways - Increased development will increase traffic on main roads, junctions and in villages and towns; measures are needed to address this.</p> <p>Call for improving town centre vitality by increasing accessibility, particularly with regard to improvements encompassing all modes of transport (walking, cycling and public transport as well as private motorised vehicles).</p> <p>Rail - No mention of HS2 in the PLAN, a 500m buffer should be included around the proposed plans.</p>	<p>The Highways Study will look at the capacity of existing junctions and assess the increase in traffic due to proposed development as well as increased traffic from proposed development in surrounding authorities. The highways study will assess strategic issues while more detailed assessments of individual sites and remediation requirements will need to be assessed with NYCC highways department and Highways England. This will include looking at any possible traffic calming, access issues or s278 requirements.</p> <p>Highways Study is to look at cycling and public transport as part of the wider strategic approach.</p> <p>HS2 route to be plotted in GIS to show the effect on proposed sites including buffer zones as required by national guidance.</p>

<p>Drainage - Are there plans for the increased drainage? – district wide concern.</p> <p>Flooding - Mention is made of EA plans for separate major flood alleviation schemes at Cawood, Ulleskelf and Tadcaster costing tens of millions of pounds each but surprisingly Ryther flood alleviation has been ignored. Designated service villages of Cawood, Church Fenton and Ulleskelf should mention that their developments will increase flooding of adjacent villages such as Ryther unless prevention measures are undertaken.</p> <p>Education - Need to assess the capacity of existing settlements to accommodate growth of schools.</p> <p>Health - The infrastructure delivery plan highlights healthcare needs but does not feed these through to the costed plan.</p> <p>IDP Updates - A wide variety of bodies provided detailed comments on the content of the Infrastructure Delivery Plan (IDP) including NYCC, Highways Agency, Natural England, NHS Property, Yorkshire Wildlife Trust, North Yorkshire Police and City of York Council. Comments included the continued support by agencies in developing the plan, the need for the IDP to be updated in the light of further work, supporting the reference to specific issues such as highways capacity and provision of Green Infrastructure as well as resourcing issues in relation to policing.</p>	<p>Further work is required with Yorkshire Water (YW), the Drainage Boards and the Environment Agency (EA) to assess the strategic and local impacts of new development as well as the capacity of the existing networks.</p> <p>Further work is required with YW, the Drainage Boards and the EA to assess the strategic and local impacts of new development as well as the capacity of the existing networks. A strategic approach needs to be agreed with the relevant stakeholders to assess the knock on effects of development.</p> <p>Need to continue work with NYCC to discuss the impact of DSV housing distribution and individual sites. This will inform the IDP and possible Community Infrastructure Levy funding.</p> <p>Need to continue work with health care bodies to assess the implications of the DSV distribution and individual sites. This will inform the IDP and possible CIL funding.</p> <p>Need to work with all statutory and relevant stakeholders in the progression of PLAN Selby.</p> <p>Active IDP update underway October 2015.</p>
<p>Overall Strategy</p>	
<p>Objectives - Suggested amended emphasis and additional objectives for example regarding flood risk and employment /economy. Objectives need to be smart. Some support for development but belief that infrastructure is too slow to catch up, also some support for self-build and for some housing need such as care homes. Need to avoid policies which restrict the operation of the market.</p> <p>Key Issues - Topics should include social and community issues - do not address social issues as a stand-alone issue. PLAN Selby</p>	<p>Work progressing on an outline policy framework for PLAN Selby. Focus will include a 'lean' range of policies which do not duplicate the NPPF and add real value for decision-takers both in public and private sectors.</p>

<p>should be more than just providing homes (i.e. social inclusion, cohesion, quality of life etc.). Topics should include historic and cultural issues (should be treated as individual topics). Support for additional work on transport, Green Belt, nature provision and a more standardised format or approach to individual topic areas.</p> <p>Development Management - General support for streamlined policies. Potential policy work areas include design policies for villages; an additional focus upon secure by design; the definition of cultural and heritage assets; flexible economic policies for rural areas; protecting or development of former mine sites and consider using master-planning for the three main settlements.</p>	<p>Consideration is being given to 'visions' for each town informed by the CS and consultation responses. The value of master-planning in the context of the local plan is recognised and is also being reviewed for the three main settlements.</p>
<p>Retail and Leisure Issues</p>	
<p>General – Need to keep retail in the centres not outskirts. The change in the retail sector means that there is a need for easier changes of use to encourage vibrant centres and a plan to alter where retail use is no longer the principal land use. Greater flexibility is required in helping the retail sector. Any physical expansion of town centre retail offerings should be balanced with a strategy to emphasise its unique strengths and characteristics.</p> <p>Retail Study - Concern In the contradictory stance in the 2015 retail study regarding the apparent lack of capacity for extension to town centre boundaries, as opposed to 2009 study.</p> <p>Site specific - More should be done to encourage smaller retailers such as the Tesco at Brayton as the focus seems to be on housing not retail. Questions the call for a formal park and children's play space, in Tadcaster, as based on little evidence. Also notes that there are already a number of parks and play spaces in the Tadcaster area.</p> <p>Heritage - Shop frontages should have stricter guidelines on being in keeping with the heritage of towns.</p> <p>Accessibility - Car use should be made unattractive while tourism should be promoted through better and more attractive signs. Call for improving town centre vitality by increasing accessibility, particularly with regard to improvements encompassing all modes of transport (walking, cycling and public transport as well as private motorised vehicles)</p> <p>Recreation - NPPF states that Local Planning</p>	<p>Various issues to be considered as part of retail planning policy development.</p> <p>Recent report findings to be compared and reviewed in light of comments made.</p> <p>The scale and focus of heritage policies is currently under development and subject to discussions with statutory bodies.</p> <p>Need to consider the appropriateness of accessibility projects forming part of PLAN Selby and the level of more detail for area and site master-planning.</p> <p>It is recognised that a thorough approach needs</p>

<p>Authorities should set out policies to deliver for health, security, community and cultural infrastructure and other local facilities - assessments should identify needs/deficits/surpluses of open spaces, sports and recreational facilities and determine what open space, sports and recreational provision there is - Sport England will challenge the soundness which is not justified by an up to date playing pitch strategy and an up to date built sports facilities strategy. Need for leisure and retail provision in settlements outside of main three settlements of Selby</p>	<p>to be undertaken with regard to the sports facilities and playing pitches, with initial work now completed on indoor sports facilities, forming part of a wider commission on Sports and Play Pitches.</p>
<p>Sustainability Appraisal, Strategic Environmental Assessment and Habitats Regulation Assessment</p>	
<p>Housing – SHMA figure is based on level of commuting, therefore need to reduce commuting and improve sustainability. Need to meet the requirements of individual settlements to maintain and enhance sustainability.</p> <p>Village Growth Options –Options do not have a valuable outcome on biodiversity. Therefore a detailed assessment of areas around the DSV is needed. A report on the sustainability credentials / constraints of The release of land from the GB for new housing would enhance the vitality of Escrick.</p> <p>Green Belt – Important that regeneration objectives consider the Green Belt. This may require limited release of Green Belt and other areas of safeguarded land.</p> <p>Safeguarded Land – There is a need to identify safeguarded land as there is already a commitment to this within the Core Strategy.</p> <p>Strategic Countryside Gap – There is no detailed consideration of existing SCG boundaries, housing requirements, or technical constraints (i.e. flood risk).</p> <p>DSV Growth Options (General and specific DSVs) – Option 1 fails to take account of individual settlement characteristics. There is also on-going criticism to the approach to accessibility.</p>	<p>Further work progressing on economic growth and regeneration. This may provide some opportunities to support local economic development opportunities. It is also recognised that Selby provides a valuable source of labour to nearby locations.</p> <p>Consider impacts on biodiversity when testing reasonable alternatives to village growth options / levels of growth. Ensure the site selection work includes detailed assessment on impact on biodiversity and differentiating between status of sites and sensitivity to disturbance. The work programme will also consider impact of amending GB boundaries for more development to support sustainability of Escrick, and test the loss of GB against supporting the village (and other GB settlements).</p> <p>Ensure regeneration objectives of Green Belt against delivery of housing / employment to ensure sustainable forms of development are considered in SA testing work.</p> <p>Consideration needs to be given to ensuring the delivery of land up to 2027 (some of which may be existing safeguarded land), plus an understanding of land safeguarded for delivery beyond 2027.</p> <p>The SCG study considers the role of SCGs and their detailed boundaries. Further work is required to test the site options to meet the housing requirement taking into account both technical constraints and whether there is a need to review, in policy terms the gaps.</p> <p>Whilst the growth options assessments need to be more detailed/sophisticated (considering social, economic and environmental dimensions) to determine the sustainability of settlements, the SA options testing should pick up the specific issue of rural accessibility. Testing should also</p>

<p>Site Selection Methodology – Allocations (housing and employment) should be based on sustainability of individual settlements and maximise sustainable travel.</p> <p>Market Towns Study –The approach to allocating more sites than required to ensure the delivery of the minimum housing requirement identified within the Core Strategy is supported.</p> <p>Development Limits / Protection of Countryside - As not all settlements are proposed to have a limit set; a policy is then required to seek to protect the countryside.</p>	<p>include a bottom up approach based on individual DSV needs / roles in order to maintain vitality / sustainability.</p> <p>SA options testing may need to incorporate maximising opportunities for sustainable travel, and also consider needs of individual DSVs and not compare with others across District. E.g. Smaller/remote DSVs are equally as / more sustainable as larger ones close to towns because they serve a rural hinterland. Assessment of each stage must be a transparent / consistent process and clear about how site selection relates to SA testing of reasonable alternatives.</p> <p>Consider all factors/ balance between ensuring delivery of housing and protecting SCG/low flood risk. Ensure SSM and SA pick up all aspects of social, economic and environment sustainability tests and sites not considered in isolation.</p> <p>SA to test options for a countryside protection DM policy, and of tight and loose development limits in respect of settlement boundaries.</p>
<p>Safeguarded Land</p>	
<p>General - The majority of other respondents recognised the need to identify safeguarded land to meet development needs beyond the plan period and to ensure that Green Belt boundaries do not need reviewing in the next plan period in accordance with the NPPF.</p> <p>New safeguarded land - Suggestions for the amount of safeguarded land or what to take into account included:</p> <ul style="list-style-type: none"> - Consider capacity of existing safeguarded land - Sufficient to ensure no need to review again in next plan period - Enough for next 25-30 years - Equivalent to 15 years - Use objective evidence for need availability/delivery - A buffer to allow for non-delivery of housing allocations - At least 10% of development needs - At least 20% of existing housing allocations <p>Specific locations - Some comments referred to specific locations where Green Belt boundaries should be altered or protected. For example Hillam, Sherburn in Elmet, Burton Salmon and Tadcaster. In Tadcaster a representative considered that there is no</p>	<p>An approach to defining the amount of safeguarded land needed will have to be reached and their locations, as well as recognising a suitable timescale and mechanism for their release for development.</p>

<p>need to identify safeguarded land around Tadcaster as the Core Strategy already allows an over allocation of housing sites and any development above this level to be met outside the town.</p>	
<p>Selby Town</p>	
<p>Housing and employment needs – Need to meet Selby's identified housing and employment needs for the development plan period on a number of available and deliverable sites:</p> <p>There is a split in support for growth option location of sites, with different representors submitting support based on the location of their site and criticising the location of others.</p> <p>Need to create a balanced and sustainable community by delivering a mix of housing types in a variety of tenures that recognise the differing needs, ages and income groups within the Selby community.</p> <p>Positively plan for the needs of an ageing population by identifying appropriate, sustainable locations in very close proximity to shops and services.</p> <p>Need to attract new businesses to the town by ensuring that there is an available and deliverable supply of suitable employment land retain existing and growing businesses within Selby by ensuring that land and infrastructure is available to meet their needs</p> <p>Local growth first - There is concern that Selby town should not take any development which can't be allocated in Tadcaster.</p> <p>Community - Address challenges of ageing population and meet all health care needs and education expansion. Encourage healthier life styles. Build upon the success of current leisure projects to provide additional leisure and cultural assets. Continue to recognise the value of Selby Hospital. Build upon the strong sense of community within Selby and the role this can play in developing support for key projects and attracting inward investment</p> <p>Highways and accessibility - a number of junction and bridge improvements have been suggested as well as general traffic concerns and parking issues. To enhance pedestrian and cycle links between the town centre and river. Ensure that current development does not prejudice the ability of potential long term</p>	<p>Further work is underway on which growth option or mixture of options is most suitable for Selby based on a range of criteria and detailed site assessments.</p> <p>As required by the Core Strategy and due to the land availability constraints, PLAN Selby needs to identify land for three times the amount of housing identified as appropriate for Tadcaster.</p> <p>Consider need to provide for/facilitate specialist housing for the elderly, appropriate health care provision and leisure facilities. There are opportunities to build upon community initiatives.</p> <p>The highways study is looking at junction and traffic movements within Selby town, while individual sites will be assessed with NYCC Highways Department and Highways England.</p>

<p>strategic highway and infrastructure projects to come forward in the future.</p> <p>Flooding – it is recognised that development will have to take place outside of Flood Zone 1 and that some sites that have failed the current sequential test should be included</p> <p>Retail and town centre – Need to accommodate Selby town centre’s identified requirement for additional retail floor space within a redefined town centre area. Also a focus upon more town centre housing with particular emphasis on providing accommodation for older people in close proximity to shops and services. Interest in improving the public realm, shop fronts and signage in order to increase the appeal (including tourism interest) and the prosperity of the town centre. Ambition to increase the number of high quality independent traders who can help shape a distinct retail offer within the town that not only caters for all members of the Selby community and all income groups, but can also attract visitors from outside the district.</p> <p>Natural and heritage assets - To maintain the existing network of green spaces to a good standard, ensuring that they remain accessible to all members of the community and improve connectivity between green spaces by forming green and blue, predominantly car-free corridors. Focus upon creating green corridors including the river and canal and remodelling of Selby Park.</p> <p>Longer term growth – interest in exploring longer term opportunities for the growth of Selby Town.</p>	<p>The SFRA level 1 and Level 2 work will look to steer development to the most suitable sites where Flood Zone 1 is not available. All submitted sites are being tested.</p> <p>Further work currently being undertaken on retail and leisure policy linked to the retail and leisure study and community comments.</p> <p>Work needs to feed through to on-going green infrastructure and landscape assessment commissions.</p> <p>Work progressing on ‘future proofing’ PLAN Selby and considering growth options beyond 2027.</p>
<p>Strategic Flood Risk Assessment (SFRA)</p>	
<p>General - Sites that do not fall within flood risk zone 2 or 3 should be favoured for site allocation. It is suggested that the Stage 1 SFRA is to be ‘refreshed’, which implies little more than minor updating. If this is correct, it is not a suitable vehicle on which to base long term planning decisions outside Selby town (which has the benefit of a Stage 2 Assessment) There could be a benefit in ensuring that flood risk is discussed with LAs upstream of Selby. For example discussions with Ryedale for the River Derwent to promote flood storage and slowing runoff into the main rivers. This type of cross boundary cooperation could lead to reduced flood risk in Selby District.</p>	<p>The SFRA L2 assessments currently being undertaken will further inform areas predominantly in flood zone 2 and 3.</p> <p>Level 2 assessments are being undertaken district wide as required with full support of EA.</p> <p>‘Flood risk’ has been identified as a cross-boundary issue through on-going DTC collaboration and SDC will continue to liaise with DTC bodies. Relevant local Authorities have been consulted on the SFRA work and will continue to inform the process and exchange relevant data and inform the SFRA.</p>

<p>Sherburn in Elmet</p> <p>Level of Growth – concerns raised over the scale of growth linked to recent planning permissions / current planning applications. Focus upon sustainable growth levels. Need to create a balanced and sustainable community through a mix of housing types and tenures that reflect current and emerging demographic and market trends, local demand and the needs of different groups within the Sherburn in Elmet community. Need to address the challenges of an ageing population and ensure health care capacity is increased to meet the demands of additional housing during the plan period.</p> <p>Sustainable Growth Location – a highly sustainable settlement with significant employment allocations and land (including safeguarded land) as well as a full range of services – could provide growth to meet unmet needs elsewhere.</p> <p>Infrastructure – constrained road and rail infrastructure also a need to provide new service / facilities in the settlement (including leisure) and protect the natural environment. Also an opportunity to enhance the network of green infrastructure and pedestrian and cycle linkages.</p> <p>Village Centre - provide an attractive distinctive village centre which is easy to navigate, pedestrian friendly with increased vitality and activity that supports existing businesses and independent retailers to create a thriving retail centre, meeting the day to day needs of local people and providing an attractive destination for visitors.</p> <p>Business development and retention – need to attract new businesses and investment into Sherburn in Elmet by ensuring there is an available and deliverable supply of suitable employment land. Need to focus upon retaining existing and growing businesses; creating opportunities for business clusters, entrepreneurs, apprenticeships and business start-ups and encouraging a range of employment opportunities that reflect the skills and aspirations of the local community and seek to retain these skills in the town.</p>	<p>Work is underway to better understand the relationship between growth and infrastructure. A refresh is currently being undertaken of the Infrastructure Delivery Plan, to pick-up local priorities. Needs to be clear links between housing delivery and improvements to local services / facilities, where this is demonstrated as required.</p> <p>IDP update on-going with a major refresh expected on IDP by end of November 2015.</p> <p>The advantages of masterplanning / high quality urban design are recognised for the village centre and need to consider the appropriate level of detail for PLAN Selby.</p> <p>Further work is being undertaken to better understand the relationship between local business creation and job opportunities and the current profile of the local population in terms skills and current commuting and job patterns.</p>

Strategic Housing Market Assessment (SHMA)	
<p>Housing Market Areas - Housing market relationship recognised between Selby District and other areas (Leeds, York and Wakefield), with York relationship being particularly strong – the Council will therefore have to have full regard to the needs and delivery within adjoining Council areas.</p> <p>Demographic Projections - Should there be an uplift applied to the 2012 household formation rates to reflect any suppression in household formation – particularly in the 25-44 year age group?</p> <p>Economic-led Projections - The jobs growth assumptions are based upon the forecasts taken from the Yorkshire and Humber Regional Econometrical Model (produced by Experian), which suggests an annual average growth rate for Selby of 0.7% - well below the average rate achieved by Selby in the past. Potential need for alternative economic scenarios - Oxford and Cambridge?</p> <p>Affordable Housing - No reliance should be placed on the private rented sector for the provision of affordable housing. What are the implications of the backlog of current affordable housing need against target?</p> <p>Market Signals - Need for a clearer view on market signals and effect upon the objectively assessed housing needs of the area? Lack of affordable housing delivery and to need for 'more than modest' uplift to take this into consideration. Need for a full review of other market signals – land values, house prices, rents, affordability, rate of delivery and overcrowding.</p> <p>Different Types and Sizes of Homes - The market the best judge of what is the most appropriate profile of homes to deliver at any point in time.</p> <p>Specialist Housing - Useful to understand the interaction between the housing strategy and the plan for older persons housing and housing for those with learning disability and mental health needs in the district. What are the barriers to delivering self-build homes?</p>	<p>Further SHMA work required to understand influences on the market areas and impacts of the housing strategy in York. Consider DTC issues and relationship to Objectively Assessed Housing Need (OAHN).</p> <p>Technical issue to be picked-up with consultants.</p> <p>Work progressing looking at various alternative model approaches.</p> <p>Recent appeal cases currently being reviewed regarding the role of the private rented sector in delivering affordable housing.</p> <p>The SHMA is a technical evidence base document and should be a 'policy off' publication. Market signals have been considered in the production of the draft document. Further policy development work will consider 'policy-on' issues</p> <p>Should consideration should also be given to any national directions on minimum dwelling sizes?</p> <p>Further consideration needs to be applied to planning for older peoples housing. There is scope to count C2 units for housing supply if they also form part of housing demand.</p>
Site Selection Methodology	
<p>General Process - Assessment questions will need explanations alongside them to summarise how the score has been reached. Stock answers will need to be used for many</p>	<p>Work needs to be done on several parts of the evidence base in order to have a proper and robust assessment of sites, including an up to date, levels 1 and 2 Strategic Flood Risk</p>

<p>questions and a co-ordinator needs to ensure consistency at the end of the process. Assessment scoring process should involve consultation with promoters/owners of sites.</p> <p>Initial Sift – Clarify approach to the filtering of sites with major heritage, environmental, health and safety and flooding constraints.</p> <p>Quantative Assessment - Decide whether sites will be measured from the centre or from the edge when scoring accessibility. The assessment needs to recognise the ability of a site to improve its accessibility and number and quality of services. Suggestions for improvements to the scoring system were noted.</p>	<p>Assessment and a landscape character appraisal.</p> <p>A complete list of heritage assets needs to be logged and ecology data needs to be updated with a new list of SINCs.</p> <p>Wide range of methodology improvement currently being considered and updated in liaison with consultants.</p>
<p>Special Policy Areas</p>	
<p>General – debate over whether clear policy directions are required for power stations, former mine sites and former airfields or a lighter touch approach focusing upon development briefs and other planning tools rather than detailed policies.</p> <p>Site Assessment Methodology - lack of certainty / focus about how the methodology would apply to special policy areas, such as former mine sites.</p> <p>Site specific:</p> <ul style="list-style-type: none"> • Old Riccall Mine site should be looked at for potential housing development; • Kellingley Colliery represents a regional development opportunity; • Gascoigne Wood Mine Site is identified as having potential to become a specialist freight terminal site, in addition to accommodating general industrial/businesses uses. Also has opportunities as a country park. • Clarification of Burn Airfield's relation to PLAN Selby is sought. • Support for specific policies on Drax/Eggborough to deal with future opportunities • Church Fenton airfield and policy direction. • Special Policy Area is required for Tadcaster to promote open space, Heritage Assets and regeneration schemes. 	<p>Further consideration needs to be given to striking the right balance in PLAN Selby of supporting appropriate development opportunities without being too prescriptive in terms of planning policy. Also need to consider long-term strategic opportunities.</p> <p>Site development options to be considered as part of the overall site assessment methodology. Specialist input may be required on viability, commercial interest and site remediation depending upon the individual circumstances of each site.</p>

<ul style="list-style-type: none"> Previously developed sites within the countryside (beyond the development limits of identified settlements) should be positively identified as development opportunities for housing purposes. 	
Strategic Countryside Gaps	
<p>Existing Gaps – support for existing Significant Gaps including for the Selby-Brayton SCG to resist windfall development pressure. Some alternative comments regarding the need to review the scale and boundary of the Brayton Gap. Objections to Church Fenton SCG as failing to uphold the criteria of SCGs regarding distinction between settlements.</p> <p>New Gaps – Some support for proposed SCG to the South of Tadcaster with the inclusion of land to the North of Tadcaster as well.</p> <p>Boundary Reviews- Calls to review SCG boundaries so as to prevent development being directed towards green belt and flood risk land. Some questioning over the methodology of assessing SCGs as overly simplistic. Comments variously logged regarding both the maintenance and review of SCG boundaries.</p>	<p>Extent and function of SCGs to be discussed with consultants in light of representations received.</p>
Tadcaster	
<p>Regeneration - Town's vitality can be improved through town centre housing, greater diversity and choice of retailing, enhancement of the public realm, heritage, leisure and green assets and infrastructure/connectivity.</p> <p>Housing - Generally recognised that it is important to meet Tadcaster's identified housing needs on available and deliverable sites. Concern that Tadcaster's housing needs should be met in Tadcaster and not elsewhere.</p> <p>Employment - Consolidation and strengthening of employment base, attraction of new businesses, and a range of employment opportunities.</p>	<p>Issues to be addressed through work on a 'vision' for the town and consideration of appropriate level of Master Planning for Tadcaster (and Selby and Sherburn in Elmet) as well as PLAN Selby policies on the town centre, heritage, design and infrastructure.</p> <p>As required by the Core Strategy and due to the land availability constraints, PLAN Selby needs to identify land for three times the amount of housing identified as appropriate for the town. As at 1 April 2015 this land requirement was 1,428 dwellings (3 X 476 dwellings) Two of these phases of 476 dwellings (952 dwellings) will comprise land in and around Tadcaster with the third phase being elsewhere in the District. Exact level and location of sites to be considered as part of wider allocations work, informed by a range of evidence and options testing.</p> <p>Between 5 and 10 hectares of appropriate new employment land needs to be identified in PLAN Selby - exact level and location of sites to be considered as part of wider allocations work, informed by a range of evidence (including on-going ELR) and options testing.</p>

<p>Community - Address challenges of ageing population and meet all health care needs. Encourage healthier life styles.</p> <p>Growth Options - Alternative growth options to meet town's development needs are currently being assessed. Land availability and deliverability is recognised as a key issue.</p>	<p>Consider need to provide for/facilitate specialist housing for the elderly, appropriate health care provision and leisure facilities.</p> <p>Reasonable alternative growth options for the town will be the subject of sustainability appraisal to inform the Council's decision making on which should go forward in PLAN Selby. A lack of site options/land availability, both within and outside the Green Belt, to meet the above housing and employment land allocation requirements needs to be considered. Council to consider whether exceptional circumstances exist in Tadcaster to release land in the Green Belt for the town's development needs.</p>
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On-going Work Areas

- 1.10 A full factual report on representations raised to date (both Initial Consultation and Focused Engagement) will be produced in due course and ultimately a document fully setting out the Council's response to representations will be published alongside the PLAN Selby Preferred Options publication. Reports on the designated service village workshops and market town workshops will also be published.
- 1.11 Work is currently progressing with:
- Updating and reviewing the current evidence base in light of comments received;
 - Finalising a work programme for the delivery of PLAN Selby in light of the current evidence base;
 - Structuring the outline policy framework to the plan;
 - Evaluating settlement growth options and site development options;
 - Considering options for the visions for the three towns, and
 - Identifying key strategic issues which require more detailed consideration.

Legal/Financial Controls and other Policy matters

1.12 Legal Issues

The Council as Local Planning Authority has a statutory duty to provide an up-to-date local plan. The plan must be legally compliant and meet the soundness tests as laid down by the relevant Acts and Regulations and the NPPF. The plan must be consistent with the strategic policies in the Selby District Core Strategy and national policy in the NPPF, having regard to relevant guidance.

1.13 Financial Issues

A Local Plan Programme Board has been set up to project manage the preparation of PLAN Selby and this Board manages the spending on PLAN Selby projects and resources.

2 Conclusion

This reports sets out some of the key issues raised from the Initial Consultation and Focused Engagement stages in the development of PLAN Selby. Further work is progressing on a wide range of work streams (as detailed under para. 1.11 of this report) to ensure that the evidence base is 'sound' and proportionate to the production of the plan. The report highlights various 'live' policy issues which will require further analysis and consideration as part of the detailed work programme for PLAN Selby.

3 Background Documents

PLAN Selby – Delivering the Vision”, The Sites and Policies Local Plan, Initial Consultation and associated documents available on the Council's website – www.selby.gov.uk/PLANSelby

Focused Engagement on Evidence Base Studies (June 2015-August 2015) and associated documents available on the Council's website – www.selby.gov.uk/PLANSelby

Contact Officer: *Stephen Hay, Interim Planning Policy Manager, 01757 292063, shay@selby.gov.uk*

Policy Review Committee Work Programme 2015/16

Date of Meeting	Topic	Action Required
16 June 2015	<u>Executive Requested Item</u> PLAN Selby	To receive an update from Executive Member and Officers
14 July 2015	<u>Requested by Executive (via KI)</u> Transitional Relief Policy	To receive a report from the Executive Director (s151).
	<u>Requested by Executive (via KI)</u> Discretionary Rate Relief Policy	To receive a report from the Executive Director (s151).
	<u>Committee Requested Item</u> Welfare Reform	To receive an update from Lead Officer Council Tax/Benefits.
	<u>Committee Requested Item</u> Licensing Policy Report	To receive a report on the Licensing Policy.
	<u>Committee Requested Item</u> Work Programme	To review the Committee's Work Programme.

15 September 2015	<u>Budget and Policy Framework</u> Financial Strategy	To consider the Executive's proposals for the Council's long term (10 year), resource and spending framework in which the budget strategy and three year financial plan will be developed.
	<u>Committee Requested Item</u> Enforcement Report	To receive a report from the Policy Officer.
	<u>Committee Requested Item</u> Work Programme	To review the Committee's Work Programme.
21 October 2015	<u>Committee Requested Item</u> PLAN Selby	To receive an update from Executive Member and Officers.
	<u>Committee Requested Item</u> Work Programme	To review the Committee's Work Programme.
17 November 2015	<u>Committee Requested Item</u> Enforcement Report	To receive a report from the Policy Officer.
	<u>Committee Requested Item</u> Work Programme	To review the Committee's Work Programme.
19 January 2016	<u>Budget and Policy Framework</u> Draft Budget and Medium Term Financial Plan	To consider the Executive's proposals for revenue budgets and the capital programme for 2015/2016.

	<u>Committee Requested Item</u> Welfare Reform	To receive an update from Lead Officer Council Tax/Benefits.
	<u>Committee Requested Item</u> Tenancy Fraud	To receive a report on the Council's approach to tackling Tenancy Fraud.
	<u>Committee Requested Item</u> Work Programme	To review the Committee's Work Programme.
12 April 2016	Approve Policy Review Annual Report & Work Programme 2015/16	To consider the Committee's Annual Report.
	<u>Committee Requested Item</u> Work Programme	To review the Committee's Work Programme.

The following dates are also in the Democratic Services calendar for Provisional meetings if required:

21 October 2015 (confirmed)
17 November 2015 (confirmed)
15 March 2016