



**Report Reference Number: E/20/29**

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**To: Executive**  
**Date: 7<sup>th</sup> January 2020**  
**Status: Key Decision**  
**Ward(s) Affected: All Wards**  
**Author: Caroline Skelly, Planning Policy Manager**  
**Lead Executive Member: Cllr Richard Musgrave, Lead Executive Member for Place Shaping**  
**Lead Officer: Dave Caulfield, Director of Regeneration and Place**

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**Title:** Preferred Options Local Plan Consultation Document

**Summary:**

On 17 September 2019 Council gave approval for work to commence on the preparation of a new comprehensive Local Plan for the District. A Local Development Scheme was also brought into effect following Council approval.

In accordance with the Local Development Scheme consultation took place on the Local Plan Issues and Options in early 2020. Approval is now sought for consultation to take place on the Preferred Options Local Plan which will be undertaken under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and in accordance with the Local Development Scheme.

**Recommendations:**

That Executive

- i. Approve the Preferred Options Local Plan consultation document at Appendix 1 of this report for consultation in accordance with the Town and Country Planning (Local Planning) (England) regulations 2012 (as amended)
- ii. Delegate to Officers the arrangements for the consultation to take place for six weeks between 29<sup>th</sup> January and 12<sup>th</sup> March 2021.
- iii. Delegate to the Director of Economic Regeneration and Place, in consultation with the Lead Councillor for Place Shaping, any minor amendments required to the documentation for typographical, grammatical and factual or Plain English purposes to the documents prior to publishing for consultation.

**Reasons for recommendation**

Executive are asked to approve the Preferred Options Local Plan document for public consultation in order to further progress the adoption of the Selby Local Plan.

## **1. Introduction and background**

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements in relation to the preparation of Local Plans. Although no longer a formal requirement of the Regulations the consultation on the Council's Preferred Options allows for proper engagement with local communities and stakeholders on the emerging spatial strategy, potential allocations and policy approach for the Local Plan.
- 1.2 The current Local Development Scheme sets out the timetable for the preparation of the new Local Plan and includes consultation on preferred Options between January and March 2021.
- 1.3 This report provides a summary of the Preferred Options Local Plan Document and outlines the proposed consultation arrangements.

## **2. Local Plan Preferred Options Consultation Document**

- 2.1 The Local Plan Preferred Options Document has been prepared during a period of great uncertainty in terms of the impact the Covid 19 pandemic may have on future growth, but also in relation to the implications of Local Government Re-organisation and National Planning Reforms.
- 2.2 The Local Plan Preferred Options Consultation Document sets out the Council's preferred approach on the Vision and Objectives for the Local Plan, which aim to create well-designed high quality places to live with well-paid employment opportunities, an attractive rural environment and lower carbon emissions.
- 2.3 The plan also sets out the preferred approach to where new housing and employment development should be located and the policy approach against which new planning applications will be assessed up to 2040.
- 2.4 The Consultation Document sets out the preferred spatial approach to meet the housing and employment requirements based on evidence from the 2020 Housing and Economic Development Needs Assessment (HEDNA) undertaken by GL Hearn. This evidence demonstrates that to meet the current standard housing methodology requirement figure the Local Plan will need to plan for at least 342 dwellings per annum but the anticipated employment growth in the District could increase this to 382 dwellings per annum. The HEDNA also considered that up to 10,500 FTE jobs could be delivered over the plan period, equating to a requirement for 110ha of employment land.
- 2.5 In order to provide sufficient flexibility over the plan period the preferred approach is that Local Plan will allocate sufficient land to deliver at least 8040 new dwellings over the plan period (402 dwellings per annum).
- 2.6 The preferred strategy approach is to focus new growth in the District's most sustainable locations which have a range of local facilities, good access to

public transport and employment opportunities in accordance with the Settlement Hierarchy. In addition to focussing on existing settlements the preferred approach also includes the provision of a new garden village on one of three proposed locations and a significant extension to Eggborough.

- 2.7 Selby Town continues to be the District's most sustainable existing settlement as it has the greatest range of facilities and services. There are also a number of opportunities for the regeneration of brownfield land, particularly around the railway station and this is reflected in the preferred spatial approach. However because it is recognised that some of the sites may prove more challenging to deliver in a timely manner sufficient flexibility has been built into the Local Plan to enable the Council to deliver it's housing requirements and maintain it's 5 year housing supply.
- 2.8 The preferred approach for Tadcaster is for a heritage led regeneration plan which aims to return residential use into the town centre through a mix of new development and bringing empty properties back into use.
- 2.9 The preferred approach for Sherburn in Elmet is to support some further limited development recognising the scale of development which is already committed in this location and its position partially in the West Yorkshire Green Belt.
- 2.10 One of the options put forward through the Issues and Options consultation was the potential for a new settlement. As a result of the call for sites exercise a total of three new settlement proposals have been put forward. At this stage it is considered appropriate to consult local people on the merits or otherwise of all three proposals to help inform which of the options is the most appropriate to deliver at least 3,000 new homes in line with garden village principles (it should be noted that less than half of this figure will be delivered in the Local Plan timescale).
- 2.11 The preferred approach also includes a proposed urban extension around Eggborough to accommodate up to 1,300 new dwellings, which recognises its proximity to the major employment sites of Eggborough (Core 62) and Konect Kellingley (former colliery site). This proposal will be supported through the provision a proposed new link road to the south of Knottingley in Wakefield District, which will connect through to Weeland Road.
- 2.12 To support the preparation of the plan the existing settlement hierarchy has been reviewed and will be consulted on alongside the Preferred Options. A list of preferred sites for further development have been identified in the document in the newly defined Tier 1 and Tier 2 Villages, which reflect the number of local facilities and size of the existing settlement.
- 2.13 The preferred approach is that small scale windfall development will be supported within and adjacent to the main built-up area in those defined as Smaller Villages in the proposed settlement hierarchy. This will support very small-scale organic growth to support the vitality of rural villages.

- 2.14 There is already a high supply of employment sites in the District and therefore the preferred approach is to support further growth through the allocation of Olympia Park for employment use due to its proximity to Selby Town and the brownfield element of Gascoigne Wood recognising its importance as a rail interchange.
- 2.15 The Councils' preferred sites are set out in Part 4 of the consultation document. A draft policies map and map book will be published alongside the consultation document.

### Development Management Policies

- 2.16 The Local Plan Preferred Options Consultation includes five separate chapters which include specific Development Management Policies, which will be used to assess future planning applications, these are;
- Spatial Growth Strategy
  - Supporting a Diverse Local Economy and Thriving Town Centres
  - Providing the Right Infrastructure to Support Local Communities
  - Creating High Quality Places to Live
  - Maintaining a High Quality Natural Environment

## **3. Evidence**

- 3.1 The Preferred Options Local Plan has been informed by a number of key pieces of evidence. This includes a Sustainability Appraisal Report and Habitats Regulations Report. Copies of these documents can be seen at <https://www.selby.gov.uk/localplan>
- 3.2 In addition to the Preferred Options Local Plan Consultation Document we will publish the following documents:-
- Strategic Flood Risk Assessment
  - Retail and Leisure Survey
  - Housing and Economic Development Needs Assessment
  - Indoor and Outdoor Sports Facilities Study
  - Stage 1 Highways Modelling Report
  - Traveller Needs Assessment (2018)
  - Landscape Character Study
  - Landscape Sensitivity Study
- 3.3 Consultation will also take place on the following evidence:-
- Strategic Countryside Gaps
  - Locally Important Landscape Areas
  - Site Assessment Methodology
  - Preferred Options Local Plan Sustainability Appraisal and Habitats Regulations Assessment

- Whole Plan Viability Appraisal

#### **4. Proposed Consultation Arrangements**

- 4.1 The consultation is proposed to take place over a six-week period between 29<sup>th</sup> January and 12<sup>th</sup> March 2021. Due to the implications of the Covid 19 pandemic it will not be possible to organise “drop-in” consultation events, which are the usual method of consultation with local people and therefore greater emphasis will be placed on engaging through other methods.
- 4.2 In addition to contacting everyone on the Local Plan database the consultation will include:-
- The preparation of a simple animation which explains what the Local Plan is about, which can be shared and published on the Council’s website,
  - An addressed letter sent to every household in the District about the Local Plan,
  - Targeted Content Website Advertising (Local Plan Pop Up Advertisement),
  - Virtual consultation sessions with Parish Councils and the public,
  - Social media campaign,
  - Specific consultation website page with pop up maps,
  - Advertisements through Selby, Tadcaster and Goole Mumbler and other press releases.

#### **5. Next Steps**

- 5.1 The next step in the programme will be the preparation of a Publication Version of the Local Plan. In accordance with the current Local Development Scheme, consultation on the Publication Local Plan is due to take place in January/February 2022, with submission to the Secretary of State for examination anticipated in June 2022.

#### **6. Alternative Options Considered**

- 6.1 The consultation is required to fulfil Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 which state that the Local Planning Authority must notify relevant organisations or individuals about the intention to prepare a Plan and to invite comments on what it should contain. Although the Preferred Options consultation is no longer a formal requirement of the Regulations it is still considered good practice to engage with local people on the emerging strategy prior to the formal Publication stage.

#### **7. Implications**

##### **7.1 Legal Implications**

Consultation on this first stage of the Local Plan fulfils the statutory requirements as set out in Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

## **7.2 Financial Implications**

The consultation is covered by the Local Plan budget.

## **7.3 Policy and Risk Implications**

Not consulting at this stage in plan will result in failure to comply with the statutory regulations for plan making.

## **7.4 Corporate Plan Implications**

The preparation of a new Local Plan will help the Council to deliver its Corporate Plan objectives to make Selby a great place to do business and to enjoy life. More specifically it will contribute to the objective to have a local plan in place which will deliver more houses in the District, business opportunities, promote health and well-being and protect and enhance the local environment.

## **7.5 Resource Implications**

The consultation is covered by the Local Plan budget.

## **7.6 Other Implications**

None

## **7.7 Equalities Impact Assessment**

An impact screening assessment has been undertaken and this concludes that proposals are in place to ensure that as many people as possible are made aware of and are engaged with the consultation.

## **8. Conclusion**

**8.1** Consultation on the Preferred Options Local Plan Document attached at Appendix 1 is a formal stage in the preparation of the plan and will ensure that the Council complies with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

## **9. Background Documents**

- Strategic Flood Risk Assessment
- Retail and Leisure Survey
- Housing and Economic Development Needs Assessment
- Indoor and Outdoor Sports Facilities Study
- Stage 1 Highways Modelling Report
- Traveller Needs Assessment (2018)
- Landscape Character Study
- Landscape Sensitivity Study

- Strategic Countryside Gaps
- Locally Important Landscape Areas
- Site Assessment Methodology
- Preferred Options Local Plan Sustainability Appraisal and Habitats Regulations Assessment
- Viability Appraisal

## 10. Appendices

Appendix 1 – Preferred Options Local Plan

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