



Public Session

Report Reference Number: C/17/27

Agenda Item No: 16

To: Council
Date: 22 February 2018
Author: Caroline Skelly, Planning Policy Manager
Lead Officer: Dave Caulfield, Director of Economic Regeneration and Place
Executive Lead: Councillor John Mackman, Lead Executive Member for Place Shaping

Title: Site Allocations Local Plan – Additional Sites Consultation

Summary:

The 'Pool of Sites' consultation took place in October and November of last year and sought views on the suitability of sites and on the key emerging principles that will shape the approach for delivering a Site Allocations Local Plan. The consultation also provided the final opportunity to submit sites for consideration as allocations. In response to the consultation 46 new sites were submitted and changes were made to 5 of the sites which were previously consulted on. In order to ensure that these new sites have been subject to the same level of public scrutiny a six week consultation will take place on the 51 sites.

Recommendations:

- i. **Councillors approve a further public consultation on the additional and amended sites submitted during the recent Pool of Sites Consultation and authorise the Director of Economic Regeneration and Place, in consultation with the Lead Councillor for Place Shaping, to prepare and consult on an Additional Sites Consultation document following the same principles as the previous Pool of Sites Consultation document between 8th March and 19th April.**

Reasons for recommendation

Council is asked to approve the draft document for public consultation in order to further progress the adoption of the Sites Allocations Local Plan.

1. Introduction and background

- 1.1 The overall planning strategy for Selby is already in place through the 'Core Strategy' adopted in October 2013. This provides an overall vision and the strategic policies that broadly direct how much development should take place and where it should be located across the District. We are now looking to add further detail to this approach by identifying and allocating specific sites for future development. This will address the particular issue of exactly where development takes place over the plan period 2011-2027.
- 1.2 The Pool of Sites consultation took place in October and November last year. The consultation document pulled together and presented all the sites submitted to the Council and asked for views on the suitability of sites and the key emerging principles that will shape the approach for delivering a Sites Allocations Local Plan. As part of this consultation further sites were submitted for consideration as allocations. This report outlines the proposals for consulting on these additional sites in March and April.

2 The Report

- 2.1 The Site Allocations Local Plan will ultimately identify enough land for the homes, jobs and other development needs across the District over the next 10 years.
- 2.2 Consultation on the Pool of Sites for the Sites Allocations Local Plan took place between 2nd October and 27 November 2017. The Pool of Sites consultation set out the current thinking about potential sites and sought views on them. Officers are currently considering the responses to this consultation and it will inform the Publication version of the Sites Allocations Local Plan which will be consulted on later this year.
- 2.3 The consultation also provided the last opportunity to suggest new sites for consideration. In response to the consultation a total of 46 new sites were submitted. In addition to new sites, amendments were made to 5 of sites already considered for example changes to their boundaries. This means there are 51 sites which have not been subject to public consultation.
- 2.4 In order to ensure that all sites have been subject to the same level of consultation, it is considered appropriate to consult on the conclusions of these assessments prior to the preparation of the Publication version of the Sites Allocations Document.
- 2.5 All 51 of these additional sites have been assessed in the same way as those which were set out in the previous Pool of Sites Consultation. Through the assessment, 19 sites do not pass the first sieve stage, whilst 24 sites are located in settlements which have already met their minimum housing targets. This results in 2 potential sites for residential use and 6 for potential

employment use. The purpose of the Additional Sites consultation is to seek views on all the additional submitted sites. All the sites presented in the document are for consultation purposes only. None are being given any status at this stage as this will come later at the Publication stage.

- 2.6 The Additional Sites Consultation document will follow the same format to the Pool of Sites consultation and will include a summary of each site assessment, a full individual assessment for each site, settlement maps identifying the sites and maps for individual sites. For clarity the sites previously set out in the Pool of Sites consultation will also be identified on the settlement maps so that the new sites can be considered in context. The Individual Site Profiles (which give more detailed information about the site assessments) will be provided in a separate technical report.
- 2.7 The Additional Sites will be subject to a six week period of consultation commencing on 8th March. All consultees will be informed of the consultation and directed to the website. All the documents will be available online and printed copies available to view at libraries and council offices.

Next Steps

- 2.8 Responses to both the Pool of Sites Consultation and this additional sites consultation will be taken into consideration in the preparation of the Publication version of the Sites Allocations Local Plan. It is anticipated that consultation on the Publication version will take place in summer 2018. The Sites Allocations Local Plan will then be submitted to the Secretary of State for an independent examination.

3 Legal/Financial Controls and other Policy matters

Legal Issues

- 3.1 The Sites Allocations Local Plan is being prepared in accordance with the Town and Country Planning (Local Development) (England) Regulations 2012 (as amended). Public consultation on the Local Plan must be authorised by Council.

Financial Issues

- 3.2 The consultation is covered by the Local Plan budget. Medium and longer term budget planning is currently reviewing the overall costs for the Local Development Scheme.

Impact Assessment

- 3.3 An impact screening assessment for the consultation exercise has been completed. The consultation is being undertaken in line with the Statement of Community Involvement and seeks to reach a wide audience and uses a variety of methods. Further impact assessments of the plan as it emerges will be undertaken.

4. Conclusion

- 4.1 The Additional Sites Consultation is a further step towards the preparation of the Publication Version of the Site Allocations Local Plan. The consultation will ensure that all of the sites submitted for consideration have been subject to the same level of scrutiny as other sites and will ensure that the plan is positively prepared.

5. Background Documents

Copies of the Additional Sites Consultation Document and Background documents will be made available on the Council's website.

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Appendices:

None