

Selby District

Core Strategy

How you can shape the Selby District of tomorrow

Your views needed by 18 December 2008

The Story so far

In May 2006 the Council started to ask people for their views on the main planning issues affecting the Selby District. The Council has taken these views into account, alongside other considerations such as national and regional policy, and is developing a Core Strategy. The new Core Strategy will be part of the Local Development Framework that will replace the Selby District Local Plan.

Now we want you to have your say on some further issues, including where additional growth may be accommodated around Selby, the principal town. What you say is important if we're to make sure we meet the needs of everyone living in the Selby District.

The aim is to introduce the final Core Strategy by 2010.

What is the Core Strategy?

The Core Strategy will set out the Council's vision for Selby District up to 2026. This consultation document looks at four key policy areas.

- How much and where new **housing** should be
- Where future economic growth should be to provide new **jobs**
- How the **environment** and **natural resources** can be safeguarded including how we can help tackle **climate change**
- Supporting sustainable **communities** for future generations

Purpose of this leaflet

This leaflet sets out the key elements of the emerging Strategy. Please take some time to read through the information. You can comment on the proposals using either a feedback questionnaire (copies are available from the places listed below) or by filling in the online survey at www.selby.gov.uk. All responses must be returned by **18 December 2008**.

This leaflet only provides a brief summary, so if you would like to find out more, additional background material is provided in the **Core Strategy Further**

Options Report which is available on the Council's website. To get hold of a paper copy of the full document, please contact Selby District Council on 01757 292034 or email ldf@selby.gov.uk. You can also get copies from the Selby District Council offices in Selby (Access Selby), Tadcaster and Sherburn in Elmet, as well as local libraries.



Where should new housing be?

One of the aims of the Core Strategy is to provide the context for designating areas suitable for new housing and business, and those areas in which development should be restricted to protect the environment.

This will achieve the following objectives:

- To ensure over half of development within the District is within Selby town area.
- To re-use land which has been previously developed.
- To allow some development in Tadcaster, Sherburn in Elmet and some larger villages with good local services and restrict development of open market housing to these settlements.
- To avoid developing in smaller settlements and open countryside.

The Yorkshire and Humber Plan already sets out the amount of development the District needs to accommodate. In line with this regional policy, the emerging Core Strategy aims to concentrate much of Selby District's future housing and economic growth (including employment, leisure, shopping, health and education) in the Selby town area. This is because Selby is the principal town.

It is envisaged that 57% of all additional housing between 2004 and 2026 will be in the Selby town area (which includes the immediately adjacent villages). This equates to 5415 dwellings (245 homes per year) out of a total of 9480 homes each year across the whole District. This will require a significant amount of land being made available.

While the majority of new housing development between 2004 and 2026 will be in Selby town, there is also a case for development in the other market towns of Tadcaster and Sherburn in Elmet (designated as Local Service Centres) to meet local needs; as well as in some other villages in the District.

The main report sets out in detail how new housing development will be distributed elsewhere within the District. It suggests that Tadcaster and Sherburn in Elmet share between them about 11%, with the remaining parts of the District contributing 32%. (These figures include dwellings already built or with existing planning permission since 2004.)

Government guidance encourages development in villages where this is supported by existing services

and transport links. To help control such development and help make sure the required growth is sustainable, the Council proposes to categorise villages into primary and secondary villages. Primary villages have more services to support growth whereas secondary villages are less well served.

The potential for further development will however vary considerably between these villages. Being designated as a primary village does not necessarily mean there will be significant growth. The overall level of development in villages is likely to be low.

The proposal is for the following villages to be designated as **primary villages**:

Barlby	Fairburn
Brayton	Hambleton
Brotherton	Hemingbrough
Byram	Kellington
Camblesforth	Monk Fryston
Carlton	Riccall
Cawood	South Milford
Church Fenton	Thorpe Willoughby
Eggborough	Ulleskelf
Escrick	Wistow

It is the Council's intention not to set aside any more land in the **secondary villages** (those not listed above) for housing, unless it is for developments for only affordable homes, where the need for such schemes has been identified.

[You can let us know whether you agree with the Council's approach to providing new housing.](#)

The Yorkshire and Humber Plan says that development should be made first on "Brownfield" sites (areas previously developed). We know however that there is not enough Brownfield land available for the new housing needed in Selby town, so some "Greenfield" sites (areas which have not previously been developed) also have to be identified for additional housing.

Six potential strategic housing sites have been identified as possible urban extensions around Selby town. We believe two of these may be required in addition to development on Brownfield sites in Selby and development on smaller Greenfield sites in the surrounding villages.

[The potential urban extensions are shown as Sites A to F on the map and we welcome your views.](#)

Selby District Core Strategy



in Selby District to meet the needs of people living and working here.

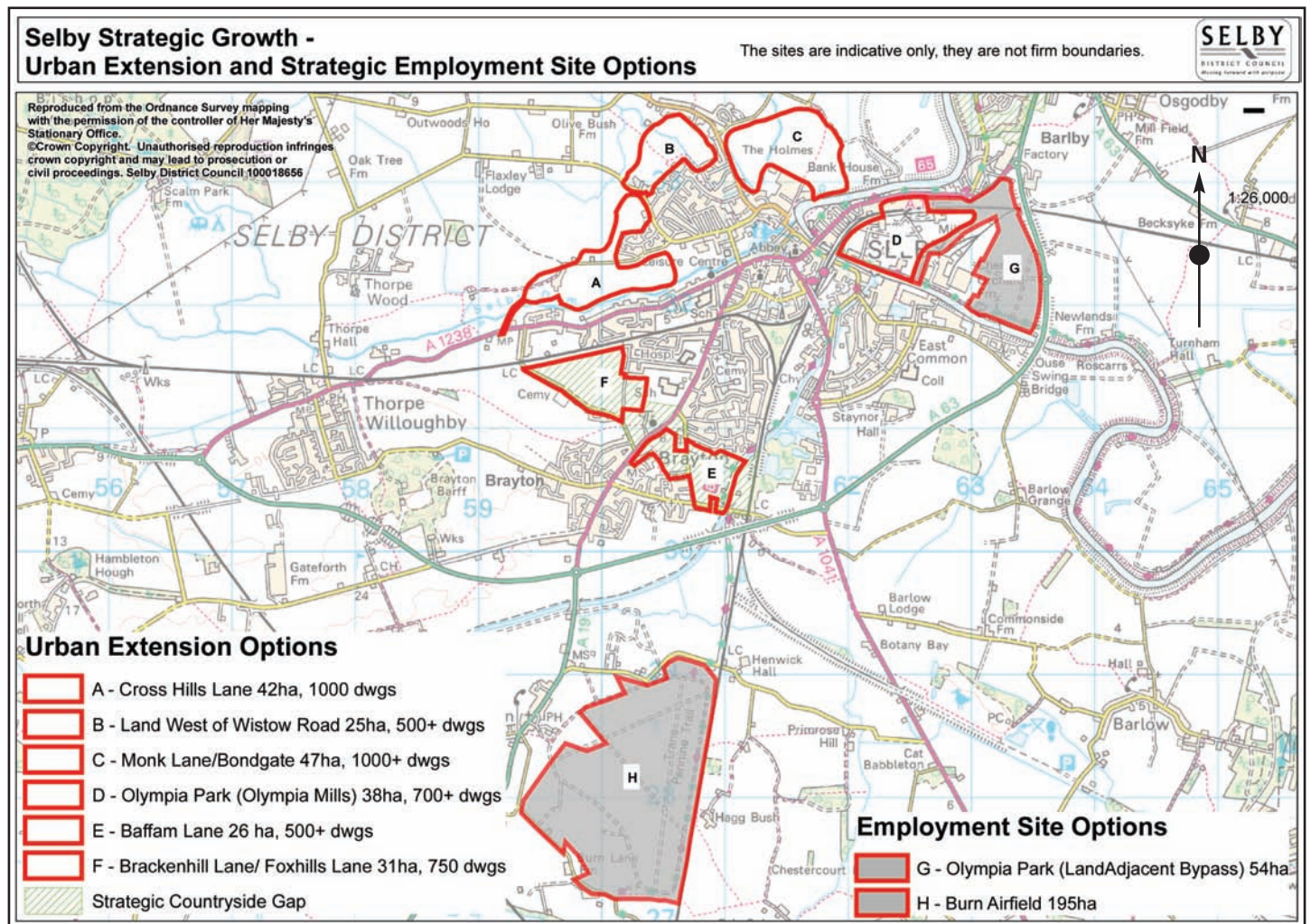
The identified need may be met through the planning system by a variety of mechanisms, including 100% affordable housing sites and requiring developers on market housing schemes to provide 40% (for example 4 out of every 10 dwellings) on sites over a certain size. The sites where this policy applies are all those proposing 10 or more homes in Selby town, 5 or more in Sherburn in Elmet and Tadcaster, and 3 or more homes elsewhere. Outside Selby town, developments smaller than these would be expected to make a financial contribution

Affordable Housing

Research shows that within Selby District there is a need for 294 new affordable homes every year. The Yorkshire and Humber Plan says a minimum of 40% of new housing should be designated as 'affordable'

to be invested in new or existing affordable homes in the local area.

Let us know what you think about these affordable housing thresholds.



Where should future economic growth be to provide new jobs?



One of the key long-term priorities for Selby District Council is to promote prosperity and support business to thrive and develop in the area. Currently many people who live in the District commute to work in other areas like Leeds and York.

One way of reducing the need for people to commute elsewhere is by developing business opportunities within the District to provide jobs locally.

The Council intends that the Strategy focuses high value business growth in the Selby town area, whilst Tadcaster is also seen as a place for potential growth, particularly for knowledge based employment activity. Further support for keeping local jobs is provided by renewal and intensification of existing uses at Sherburn in Elmet.

Outside Selby and the Local Service Centres of Tadcaster and Sherburn in Elmet, a continuing need for local employment opportunities in rural communities has been identified.

Two possible **strategic sites** have been identified **for longer-term new employment** development to create jobs: at Olympia Park (on the edge of Selby) and Burn Airfield (off the A19 to the south of Selby). These are shown on the map (sites G and H).

The Council proposes a **range of policies** to protect existing employment areas and support small businesses (see main document for details).

We welcome your views on both the suggested strategic growth areas shown on the map (Sites G and H) and the proposed employment policies detailed in the main report.

The Environment, Natural Resources and Climate Change



Championing a reduction in greenhouse gas emissions is one of the Council's key priorities for 2008/09. It is intended that the Core Strategy will, for the first time in any formal planning document, include policies relating to climate change issues.

These policies will cover **energy conservation, renewable energy sources and flood risk management**. In terms of energy conservation, the policy will manage the design and location of development to reduce the need to travel, improve the energy efficiency and minimise the resources used in creating new development; and promote sustainable design and construction techniques.

The Council proposes to include a policy to ensure that at least 10% of the energy needs of major developments comes from on-site renewable sources or through other renewable and low carbon sources.

Let us know whether you think the proposed policies for climate change go far enough.

Sustainable Communities

Creating sustainable communities means encouraging self-sufficiency, as far as practical. This can be done in a number of ways, including for example by encouraging the best possible level of services and access to them; and creating an environment for a healthy lifestyle such as good access to open space.

The Core Strategy will include policies to; protect and strengthen services available in **town centres**, encourage the development of transport and infrastructure and ensure the housing needs of everyone in the local community are met.



This follows a new initiative from the Government focusing on ensuring adequate infrastructure is available to support new development, including 'green infrastructure'.

Green infrastructure is the network of linked open spaces and green corridors running through urban, suburban and rural areas. Improving the green infrastructure in the District is an important part of the Council's priority to ensure there are clean, green and healthy environments for everyone.

You can tell us where you think new open spaces should be provided.



The **Community Infrastructure Levy** is the Government's latest proposals to ensure that money obtained from developers as part of their building projects is spent on providing for the increased need for infrastructure – such as health services, education provision, and other community facilities.

You can have your say on how you think this money should be spent as part of this consultation process.

A good **mix of housing types and sizes** (for example small dwellings such as flats and terraced housing or 3 – 4 bedroom family houses) to meet people's needs can play an important contribution to achieving a more sustainable community.

Your views are sought through this consultation on the need for particular types of housing

This leaflet outlines only the key themes. The full Report provides much more detail on these issues and more.

Other key areas covered by the main report are provision for specific groups of people such as **Gypsies and Travellers** and **Travelling Showpeople**.

What happens next?

Following consideration of the results of this consultation, the Council will prepare a Submission Draft of the Core Strategy which will be published for comment prior to formal submission.

Further information

The **full consultation document and other supporting documents** are available on the Council's website www.selby.gov.uk. They are also available at the Council Offices in Selby (Access Selby), Tadcaster and Sherburn in Elmet as well as all local libraries.

There will be various other venues for exhibitions throughout the consultation period – look out for posters and further information in local papers.

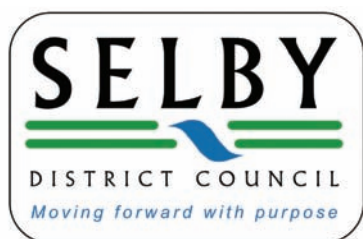
How to get involved

A number of questions have been posed within the main report in order to highlight issues on which we are seeking further comments. A separate full **questionnaire** is provided at the same access points listed above if you wish to look at the main document and respond in more detail. The questionnaire can also be downloaded from our website, filled in by hand and sent in by post. Alternatively the website has the questionnaire as a **'web-survey'** which can be completed online.

If however, you wish to give us any **general comments** on the issues raised in this leaflet please email us your comments to ldf@selby.gov.uk or write to us at

Local Development Framework Team
Development Services
Selby District Council
Civic Centre
Portholme Road
Selby
YO8 4SB

Or send us a fax on **01757 292090**



**Please ensure we receive your comments by
5 o'clock on 18 December.**

If you require this document in a different format, for example large print, audio, Braille or in another language, please contact the LDF Team on 01757 292034 or email: ldf@selby.gov.uk