

# Selby District Local Development Framework

## Annual Monitoring Report

December 2011



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## Annual Monitoring Report 2010/2011

### Implementation of the Local Plan and Emerging Core Strategy.

#### 1. Introduction

- 1.1 Monitoring has an essential role in policy development. It is important that checks are in place to ensure that the plan is being implemented correctly. Continuous monitoring enables achievements and changing circumstances to be identified, where policy changes may be required and to ensure that policies remain relevant and that a sufficient supply of land for development exists.
- 1.2 The Planning and Compulsory Purchase Act 2004 requires the local planning authority to submit an annual monitoring report (AMR) to the Secretary of State by the end of December every year relating to information up to the end of March.
- 1.3 The Council's AMR sets out the framework for monitoring the existing Selby District Local Plan policies and the emerging Submission Draft Core Strategy policies. It is based on Government guidance and has been developed to reflect the concept of 'plan, monitor, and manage'. Central to this is the setting of objectives, defining policies, setting of targets and measuring of indicators.
- 1.4 AMR 2010/11 has been changed to reflect the monitoring needs of the emerging Core Strategy which is currently under Examination by the Planning Inspectorate. The Core Strategy is expected to be adopted within 2012; therefore key indicators and chapters are aligned to the Submission Draft Core Strategy May 2011 Document.
- 1.5 Over time the AMR will be developed to assess both the extent to which the policies set in local development documents are being achieved and progress in preparing these documents against milestones in the local development scheme.

#### 1.6 *Indicators and Targets*

There are three types of output indicators addressed in the AMR:

##### *Core Output Indicators*

These are national indicators set out by the Department of Communities and Local Government. The indicators relate to key planning matters. All Local Authorities have to provide data for these indicators enabling a regional and national picture to be built.

##### *Local Indicators*

Local Indicators are not mandatory government requirements but are set by each Local Planning Authority and are those required to

address the outputs of policies not covered by the core output indicators, but which are important locally.

#### *Significant Effect Indicators*

Monitoring of significant effects will be based on the baseline data and indicators in the Council's Sustainability Appraisal Reports. Monitoring of such data should enable a comparison to be made between the predicted effects and the actual effects measured during implementation of the policies.

- 1.7 To enable the performance of the Core Strategy to be assessed, additional local targets and indicators have been identified. All the targets are set out in Appendix 1.
- 1.8 Monitoring of the targets and indicators will enable the Council to identify:
- Any significant effects that the core strategy is having on the delivery of sustainable development.
  - The extent to which policies within the Core Strategy are being implemented.
  - Whether the policies are working successfully and if they are not to explain why not.
  - If any of the Core Strategy policies needs reviewing.
- 1.9 As indicated in both the AMR and government guidance, the development of a monitoring framework will take time to fully establish. Whilst a wealth of indicators is necessary to ensure a robust measure of the plan's performance, it is important to curtail the number of indicators with targets to ensure that it remains practical to collect the necessary information. As a result of the review of the AMR to be more aligned to the Core Strategy some former AMR indicators have been discontinued. These are outlined in Appendix 9.

#### *Data Collection*

- 1.10 Data for the Selby District AMR is compiled from a number of sources; however the majority of the information comes from internal monitoring and information recording within the Council.

#### *Implementation and Review*

- 1.11 Should annual monitoring of key indicators set out in Appendix 1 reveal any significant failure(s) to meet targets, the Council will take action to rectify the situation as soon as possible. This could include actions needed either by the Local Authority or its partners to improve delivery. Alternatively it might identify a need for a partial or full review of the Development Plan Document.
- 1.12 Given the spatial dimension of the Core Strategy and its policies, a partnership implementation approach will be required including public, private and voluntary bodies. The Council has neither the powers nor the resources to implement the Core Strategy alone.

- 1.13 In relation to individual areas or site-specific spatial development projects the partnership will consist of the Council, together with government bodies, any local regeneration or community partnership, and the private sector. Other District wide or non-spatial aspects will be delivered in conjunction with the Selby Local Strategic Partnership.

**2. *The Local Development Scheme (LDS)***

- 2.1 The Local Development Scheme sets out the programme for producing other general and area specific development plan documents that will support the Core Strategy. The LDS, as a key project management tool, will ensure that the policies and proposals of the Core Strategy are brought forward in such a way that ensures areas of greatest priority and need are tackled first. This will help to secure implementation and timely delivery of the Core Strategy's objectives.
- 2.2 The LDS identifies the main Local Development Documents to be prepared over a three year period including their coverage and status.
- 2.3 Unlike indicators in this report, which are based on the 2010/2011 financial year, the AMR is required to review progress towards meeting milestones and targets at the time the AMR is published, and to identify any adjustments needed to the programme.

***Core Strategy***

- 2.4 Table 1 overleaf provides the extract from the agreed October 2010 LDS relating to the Core Strategy.

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**Table 1. Extract from the agreed October 2010 LDS relating to the Core Strategy**

<b>Document Name</b>	<b>Description</b>	<b>Chain of Conformity</b>	<b>Evidence Gathering, Preparation and Stakeholder/Community Engagement</b>	<b>Consultation on draft DPD / Preferred Options</b>	<b>Publication of Submission DPD</b>	<b>Submission to Secretary of State</b>	<b>Receipt of Inspector's Binding Report</b>	<b>Estimated date of adoption</b>
Core Strategy Development Plan Document	District-wide vision and spatial strategy, including policies to control the release of housing land and achieve balanced housing markets, and to identify areas for strategic growth.	Must be in general conformity with national guidance	By end of July 2010	February - March 2010	January – February 2011	April 2011	September 2011	October 2011

- 2.5 The Core Strategy was formally Published in January 2011, for a six-week period during which time views were received on the Soundness of the Strategy (including legal compliance). The Core Strategy was formally Submitted to the Secretary of State for Examination on the 5 May 2011.
- 2.6 The Examination in Public (EIP) took place over a two-week period between the 20 September and 30 September 2011. The Examination has been suspended to allow the Council to address the following three topics, as set out in the Inspector's Ruling:
- (i) The strategic approach to Green Belt releases;
  - (ii) The scale of housing and employment development proposed for Tadcaster and the implications for the Green Belt;
  - (iii) The overall scale of housing development over the plan period.
- 2.7 The Core Strategy hearing sessions have now been suspended for 6 months in accordance with the agreed timetable with the Inspectorate.
- 2.8 The Council's Proposed Changes to the Submission Draft Core Strategy and associated documents (for example an Addendum to the Sustainability Appraisal) have been published on the Council's website (December 2011). Consultation on the documents commences on 5 January 2012 for a six-week period. Once Submitted to the Secretary of State, the Proposed Changes and associated documents, as well as the representations received, will be considered at the reconvened EIP programmed for April 2012. Following receipt of the Inspector's Report, it is anticipated the Core Strategy will be adopted in Summer 2012.

***Site Allocations Development Plan Document (SADPD)***

- 2.9 Table 2 overleaf provides the extract from the agreed October 2010 LDS relating to the SADPD.

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**Table 2. Extract from the agreed October 2010 LDS relating to the SADPD**

Document Name	Description	Chain of Conformity	Evidence Gathering, Preparation and Stakeholder/Community Engagement	Consultation on draft DPD	Publication of Submission DPD	Submission to Secretary of State	Receipt of Inspector's Report	Estimated date of adoption
Allocations	District – wide details of sites allocated for housing (including gypsy and traveller sites), employment and other purposes and related policies.	With national guidance, and the Core Strategy	By end of October 2011	Issues & Options January - February 2011  Preferred Options July – August 2011	February – March 2012	May 2012	October 2012	November 2012



- 2.10 Work has progressed on the Site Allocations DPD. This document will aim to achieve the vision and deliver the objectives of the Core Strategy through identifying future sites for housing, employment and supporting infrastructure up to 2026 (the Plan Period set out in the Submission Draft Core Strategy).
- 2.11 Work so far includes a 'call for sites' consultation in June 2010, which requested land to be put forward for consideration for development. Since June 2010, work on the data and evidence collation stage has been completed and a draft Issues and Options was published for consultation in January 2011. Over 3000 responses were received; consequently delaying the Preferred Options consultation until September 2011. The Preferred Options consultation closed on the 2 December 2011 and responses are being analysed.
- 2.12 Following the outcome of the Core Strategy, further work may be required to take into account any changes as a result of the Core Strategy EIP and Inspector's report. A revised timetable will be published in Summer 2012.

***Development Management DPD (DMDPD)***

- 2.13 Table 3 overleaf provides the extract from the agreed October 2010 LDS relating to the DMDPD.

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**Table 3. Extract from the agreed October 2010 LDS relating to the DMDPD.**

<b>Document Name</b>	<b>Description</b>	<b>Chain of Conformity</b>	<b>Evidence Gathering, Preparation and Stakeholder/Community Engagement</b>	<b>Consultation on draft DPD / Preferred Options</b>	<b>Publication of Submission DPD</b>	<b>Submission to Secretary of State</b>	<b>Receipt of Inspector's Report</b>	<b>Estimated date of adoption</b>
Development Management	General policies to control the use and development of land.	With national guidance and the Core Strategy	January 2011 – October 2011	Issues & Options September – October 2011  Preferred Options – February – March 2012.	September – October 2012	November 2012	May 2013	June 2013

### **3. Selby District Context – 2011\***

- 3.1 The District of Selby covers an area of approximately 600 km<sup>2</sup>; approximately 3.9% of Yorkshire and Humber, making it the 9<sup>th</sup> largest District in the region. Selby District lies at the southern-most tip of the North Yorkshire County. It is also included within the Leeds City Region boundaries. The current population, according to 2010 ONS Population Estimates for Selby District, stands at 82,900. Recent 2008 ONS projection figures suggest that this is predicted to increase by 27% to 103,700 by 2033. Over 50% of the population is aged between 30 and 64, with only 16% over 65, and only 16% of the population in the 15-29 age group.
- 3.2 The Census 2001 recorded that the District population perceived themselves mainly to be in the white ethnic group, with Chinese, Asian/British Asian and Black/British Black accounting for approximately 0.1% each, and Mixed ethnic group accounting for 0.3%. This may have changed over time due to the influx and concentration of the European population in the past few years.
- 3.3 The stock of VAT registered businesses at the beginning of 2008 suggests that there were 3,045 businesses registered in Selby District; 11% of the North Yorkshire business stock. The businesses in Selby District tend to be small to medium, employing between 1 and 10 people and therefore may not be counted in the VAT registration figures which are used to estimate the number of businesses in the District.
- 3.4 77% of the Selby Population classes themselves as economically active. This is below the Yorkshire and Humber average, where 78.9% are economically active (Data provided in Appendix 2).
- 3.5 The largest percentage of employee jobs are within the Distribution, Hotels and Restaurants sector (19.4%), followed closely by Manufacturing (21.7%) and Public Admin, Education and Health (18.7%). This differs slightly from Yorkshire and Humber as a whole, where 28.6% of people are employed within Public Admin, Education and Health and only 13.0% within Manufacturing.
- 3.6 Earnings in Selby compare favourably to North Yorkshire. Resident population analysis shows that Selby residents earn a gross weekly pay of £539.00 compared to £480.30 for North Yorkshire, equating to £12.02 an hour and £12.11 respectively. This is likely to be due to the good location of Selby and the nature of Selby being a commuter base for surrounding cities such as Leeds, Wakefield and York, where there may be more highly paid jobs.
- 3.7 Yorkshire Futures have developed a Quality of Life Index which includes themes such as health, economy, crime and safety, neighbourhoods, housing, sport, education and skills. The Index works on the basis of a score of 100 being of the highest quality. Quality of Life in Selby, according to the Index, has increased between 2004 and

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\* all data and sources for the Selby Context are provided in Appendix 2

2008 from 62.8 to 65.8 and this compares favourably to the Yorkshire and Humber region, and England as a whole.

- 3.8 House prices in Selby have increased substantially since 2002, rising by 50.7% from £92,248 to £181,880, however house prices remain lowest in Selby than in any other North Yorkshire district. The most expensive houses are in the Appleton Roebuck ward with an average house price of £469,917 in September 2010.
- 3.9 In September 2010 house prices in Selby were approximately 6.5 times higher than resident’s earnings. The ratio that is generally used to define ‘affordable’ is 3.5. Selby District’s affordability ratio is considerably higher than this.
- 3.10 The reason that Selby has a higher than the regional affordability ratio could be related to the fact that the earnings of residents is quite high in Selby due to the high level of out commuting to cities such as Leeds, York and Wakefield. Selby is attractive for commuters because of the good transport links to these cities and because house prices are generally lower, and subsequently have higher salaries bringing the affordability ratio down.

#### **4. Spatial Development Strategy and Housing Land Supply**

##### *Housing Land Requirement*

- 4.1 One of the key indicators at both the national and local level is to monitor housing numbers in the District with “H1 – Plan period and housing target” a key indicator from the CLG indicator set for LDF Monitoring.
- 4.2 Selby District Local Plan (SDLP) saved Policy H1 requires that beyond 2006 the annual build rate from the Regional Spatial Strategy (RSS) will apply. RSS establishes an annual target of 440 dwellings for Selby District. Whilst there are plans to abolish the RSS through the Localism Act 2011 (and further work has been undertaken locally on housing numbers as part of the emerging Core Strategy); until these changes have come into force and for AMR purposes the following figures have been used for assessment:

**Table 4 – Selby District Housing Target**

<b>Start of Plan Period</b>	<b>End of Plan Period</b>	<b>Total Housing Required</b>	<b>Source of Plan Target</b>
2011	2026	6600	SDLP/RSS 440 per annum

*Housing Need - Strategic Housing Market Assessment 2009*

- 4.3 Consultants arc<sup>4</sup> were commissioned in November 2008 by Selby District Council to undertake a Strategic Housing Market Assessment (SHMA) to look at current housing provision and future requirements.
- 4.4 The SHMA forms a fundamental part of the evidence base for the progression and implementation of the Council's Local Development Framework and the North Yorkshire sub-regional Housing Strategy and Local Action Plans. The report provides a detailed analysis of the current and future housing market and the types of housing requirements specific to the district and can be accessed via the Council's website.
- 4.5 The study concludes that there is an annual requirement for 409 affordable dwellings within the District, as outlined below.

**Table 5 – Affordable Housing Annual Requirement**

	<b>Affordable</b>	<b>Market</b>	<b>Total Per Annum</b>
Annual Requirement	409	710	1,119

*Status of Local Plan Housing Allocations as at 31<sup>st</sup> March 2011*

- 4.6 The table on the following page shows that planning permissions have been granted on all of the Phase 1 allocated sites (SDLP). At the end of the 2010/11 monitoring period, Phase 1 site HAM/2 at Hambleton was finally completed/built.
- 4.7 Under the provisions of saved SDLP Policy H2A, Phase 2 allocations have been released by the Council following this year's "5 year land supply" assessment. Further explanation is provided in a supporting paper available on the website. Only one of the Phase 2 sites has been granted planning permission.
- 4.8 Allocations CHF/1 and HEM/2 were completed in 00/01 and 02/03 prior to sites being phased and are therefore not included on this table. HEM/1, MONK/1, EGG/1 and WHIT/1 were Phase 1 sites but are not included in the table, which refers to allocated land set out in Policy H2 of the SDLP. These 4 sites already had planning permissions prior to 31<sup>st</sup> March 2004 and Policy H2 identifies sites that refer to additional allocations that were over and above existing commitments. All 4 sites were completed in either 04/05 or 05/06. The allocations identified above and allocation NRD/1 which was completed during the 07/08 monitoring year, expired on 7<sup>th</sup> February 2008 by Direction of Secretary of State for Communities and Local Government under Development Plan regulations.

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**Table 6 Status of Housing Allocations**

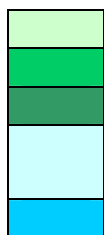
*Key to colours on following page*

SDLP REF :	Location	Site Area (Ha)	Expected No Of Dwellings	Planning Permission Status	Approved Gross Site Total	Number Of Dwellings Completed	Phase	Date Site Finally Completed (Financial Year)
HAM/2	Land West of Station Road, Hambleton	2.35 Ha	71	P.P.	90	90	1	4/10 to 3/11
SEL/2	Land between Abbot's Road and the proposed bypass, Selby	56.14 Ha	200 up to 2006 Post 2006 – to find total of 1200 (a max of 100 / year)	P.P.	1200	383	1	-
SHB/1A	Land off Moor Lane, Sherburn	5.50 Ha	167	P.P.	193	124	1	-
STM/1A	Land between Low Street and Common Lane (North), South Milford	3.20 Ha	96	P.P.	108	108	1	4/09 to 3/10
CAR/2	Land West of Low Street, Carlton	2.60 Ha	25	P.P.	25	25	2	4/03 to 3/04
BYR/1	Land at East Acres, Byram	0.7 Ha	20	-	-	-	2	-
CAM/1	Land adjacent to A645 (Drax Road) / A1041(T) (Snaith Road), Camblesforth	2.12 Ha	55	-	-	-	2	-
CAR/1	Land West of High Street, Carlton	2.40 Ha	38	-	-	-	2	-
CAR/2	Land West of Low Street, Carlton		12					
EGG/2	Land East of High Eggborough Road, Eggborough	1.50 Ha	30	-	-	-	2	-
EGG/3	Land at A19 and Selby Road, Eggborough	6.76 Ha	67	-	-	-	2	-
HAM/1	Land East of Cherwell Croft, Hambleton	0.53 Ha	14	-	-	-	2	-
OSG/1	Land to North of Tindall's Farm, Osgodby	1.47 Ha	48	-	-	-	2	-
SEL/1	Land between	21.90	450	-	-	-	2	-

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	Cross Hills Lane and Leeds Road, Selby	Ha						
SEL/2A	Land North of Garden House, off New Millgate, Selby	1.04 Ha	31	P.P. (Part of a larger site)	304	-	2	-
SHB/1B	Land off Low Street, Sherburn	39.30 Ha	282	-	-	-	2	-
STM/1B	Land between Low Street and Common Lane (South), South Milford	4.20 Ha	98	-	-	-	2	-
TAD/2	Land North of Station Road, Tadcaster	3.48 Ha	104	-	-	-	2	-
THW/2	Land South of Leeds Road, Thorpe Willoughby	4.96 Ha	133	-	-	-	2	-

Key to table



- Phase 1 Sites
- Phase 1 Sites BUILT
- Phase 2 Sites BUILT
- Phase 2 Sites Without Planning Permission Released by Council 13<sup>th</sup> September 2011
- Phase 2 Sites With Planning Permission

**H3 – New and Converted dwellings on Previously Developed Land (PDL) - GROSS**

4.9 Between 1<sup>st</sup> April 2010 and 31<sup>st</sup> March 2011 there were 181 dwellings completed on previously developed land. This equates to 49% of all completions (366). In the 2008/09 monitoring year, less dwellings were completed overall (270) and the percentage completed on previously developed land, as a proportion of all dwellings was also lower at 46% (125).

**H1 – Plan period and housing target**

4.10 Market circumstances have improved over the course of last year (10/11) with an increase in the number of completions from 270 last year to 366 this year. The majority of completions were on the larger allocated sites Moor Lane, Sherburn in Elmet and Staynor Hall, Selby.

**Number of Outstanding Planning Permissions – GROSS – by Parish**

4.11 The table in Appendix 4 provides a breakdown by parish of outstanding commitments. At the end of the monitoring period there were 2,063 dwellings outstanding. 49% of outstanding dwellings are on previously developed land (PDL). Between March 2010 and March 2011 the level of commitments fell by 405, giving a total of 2013.

**Housing Land Supply**

**H2 (a) to (d) - Housing Trajectory**

4.12 The established housing requirements set out a minimum annual target of 440 dwellings per annum between 2011 and 2026. The District Council is currently revising the housing figures and establishing a spatial distribution of new housing through the further work on the Core Strategy. The 2010/11 trajectory provides an indication of the implications of the existing requirement, which is subject to change as the Core Strategy progresses. The following table provides the data on recent housing completions.

**Table 7 – Nett Gross Housing Completions 2000 – 2011**

Year	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11
Number of dwellings built	389	137	33	297	469	638	874	583	226	270	366

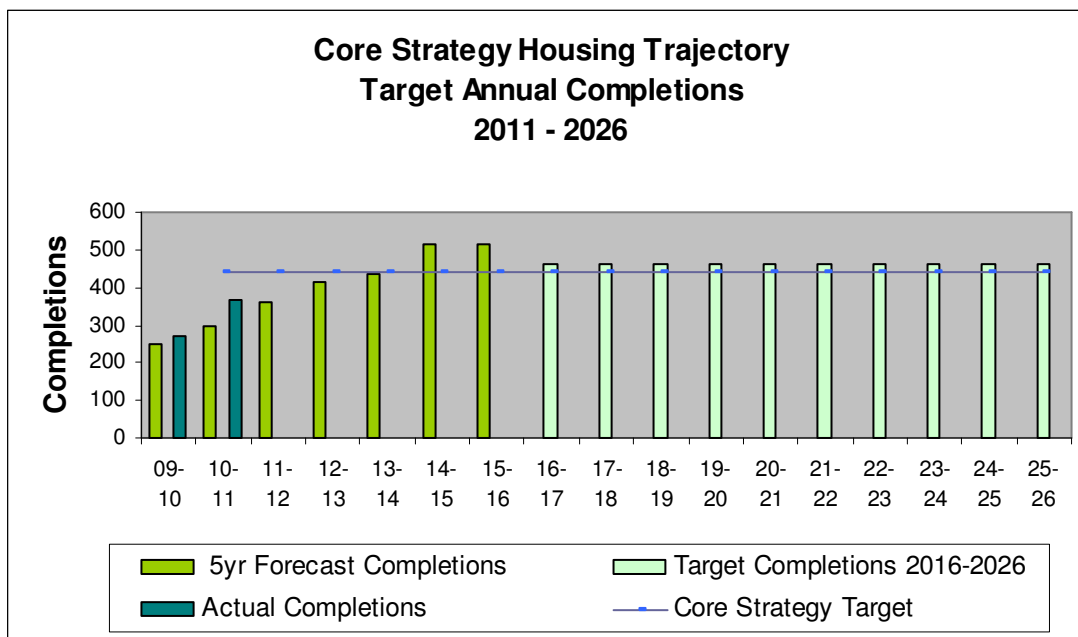
*Note: Housing completions up to and including 2003/2004 must be taken as indicative only. In the later stages of the District Local Plan preparation process, detailed surveys revealed under enumeration in past years. An average correction factor has been applied to compensate and therefore the totals for individual years will not be strictly accurate.*



### Future Housing Completions

- 4.13 The housing trajectory below presents a scenario of a gradually increasing delivery from 2011 in the expectation of an improving market situation and the expected housing development on released Phase 2 sites. It indicates the levels of new housing necessary to meet the delivery levels of the Draft Core Strategy.

Graph 1



### Five Year Land Supply

- 4.14 A supporting paper to the AMR provides further details on the 5 Year Land Supply and is available on the website. This demonstrates a 5 year supply of deliverable sites, together with a comprehensive schedule of sites.
- 4.15 The target delivery between 2010 and 2016 currently included in the Submission Draft Core Strategy is 440 dpa, which aligns with the saved SDLP Policy H1.
- 4.16 Existing commitments have been assessed, and are reduced to reflect only additional plots that may reasonably be constructed in a five-year period. Added to this are a number of sites identified in the 2008 Strategic Housing Land Availability Assessment (SHLAA), the SHLAA 2010 Update, Site Allocations Call for Sites 2010 and the recent release of SDLP Phase 2 allocations that have a realistic potential for short-term development.
- 4.17 **The results give an overall total of 2,760 potential dwellings over the five years, indicating a 6.2 year supply at 440 dpa.**

## **5. Creating Sustainable Communities**

### **Affordable Housing**

- 5.1 The evidence from the Strategic Housing Market Assessment shows that there is a clear, strong need for affordable housing across the Selby District. There is a gross annual shortfall of 409 affordable dwellings and a net shortfall of 378. A variety of affordable housing should be provided with particular emphasis on affordable housing for general needs (2 and 3 bed properties).
- 5.2 There is a requirement for both affordable homes for rent and intermediate housing options; analysis suggests a split in the range 30-50% intermediate and 50-70% social rent across the District is appropriate.

### **H5 – Gross Affordable housing completions split by tenure**

- 5.3 There were 110 new build affordable housing completions between 1<sup>st</sup> April 2010 and 31<sup>st</sup> March 2011 of which 72 were social rented, 34 were intermediate (including discounted for sale, shared ownership and intermediate rent). Details of these completions are provided in Appendix 1.
- 5.4 In 2010/11 affordable housing completions provided 7 one-bed properties, 77 two-beds, 23 three-beds and 3 four-bed properties. In future years these data will be also available for all completions.

### **Rural Exceptions**

- 5.5 The Council has a rural exception site policy which is a 'saved policy' from the Selby District local Plan (Policy H11). There were no rural exception sites granted permission in the monitoring year, however work has progressed on a Rural Exception site in Appleton Roebuck and work has started on-site with completions expected within the 2011/12 monitoring year.

### **Travelling Community**

#### **H4 – Net additional pitches (Gypsies and Travellers)**

- 5.6 In 2010 the Council agreed to receive the Gypsies and Travellers Accommodation Assessment (GTAA) report by consultants "arc<sup>4</sup>" as a indicative starting point and have therefore taken into account both historic and local considerations in line with the Localism Act. It was noted that there is a distinction between a *need* and a *desire* for new pitches and so that removing the desire element, the Council considers that the demonstrated need in Selby District is for 7 pitches. However to allow for growth, a site for 10 pitches should be identified up to 2016 when the need for assessment will be reviewed.
- 5.7 Similarly, the Policy and Resources Committee agreed to receive the

Showmen report by arc<sup>4</sup>, but concluded that there is no local or historic demonstrated need for a permanent site for showmen in Selby District and therefore no provision for this use is to be included in the Local Development Framework documents.

- 5.8 There are currently 25 Local Authority managed pitches on 2 sites in Selby District, as well as a number of pitches on privately owned and managed sites. An application for 2 pitches was granted during the monitoring year at Burn Airfield, taking the total to 27 pitches.

### **Access to services, community facilities, and infrastructure**

#### **Open Space - New Open Space provision/Contributions**

- 5.9 Policy RT2 of Selby District Local Plan requires developers to provide recreation open space (ROS) for schemes comprising 5 dwellings or more. The policy allows for the provision of ROS in a variety of ways depending on the proposal for example on site, within the locality or through a commuted sum, which is administered in accordance with the Council's Developer Contribution Supplementary Planning Document (2007).
- 5.10 Contributions to the value of £200,691.50 have been received from schemes in 2010/11. A total of £193,655.96 has been paid out to Parishes for ROS schemes. The balance in the Commuted Sum Account at the 31 March 2011 was £445,334.41
- 5.11 In terms of the net gains and losses of recreation open space and green infrastructure, in future a two-yearly Parishes Services Survey will provide the data to identify where there are losses and gains in the District.

### **6. Promoting Economic Prosperity**

- 6.1 Achieving the right quantity, quality and spatial distribution of employment land is vital in terms of maximising an area's economic potential. AMR Core Indicator data results are included in Appendix 1 of this report.

#### **Economic Growth**

##### **BD1 – Total amount of additional completed floorspace by use class**

- 6.2 During the 2010/11 monitoring period, there was one recorded completion of 6,140 sq m of (B2) employment floorspace. This is an increase compared to the previous year (4,971 sqm) but this one is still a reflection of the current difficult economic climate halting many developments.

##### **BD2 – Total amount of employment floorspace completed on Previously Developed Land (PDL), and as a percentage of all employment floorspace completed, by use class (sqm)**

- 6.3 The only completion for the 2010/11 monitoring year was on previously developed land, this represents a 100% figure for the percentage of completed employment floor space on PDL.
- 6.4 Last year (09/10) 20% of completed employment floorspace during the period was on previously developed land. In 08/09 96% of employment floorspace was completed on PDL. Clearly there has been significant fluctuations in the results over recent years.

**BD3 – Employment Land available by use class in hectares (Ha)**

- 6.5 Information for this indicator is provided in the table below and a further assessment of employment allocations (\*) is provided in Appendix 5.

**Table 8 – Employment Land Available**

<b>Amount of land available (Ha)</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>Multiple</b>	<b>Allocations</b>	<b>Total</b>
	205.24	19.37	14.36	10.89	37.04	286.9

**Vitality and Viability of Town Centres**

**Number of units in the three town centres by unit use type**

- 6.6 The table below breaks down the number of units within the town centres by use. Selby Town Centre has a relatively low proportion of convenience goods compared to Sherburn in Elmet and Tadcaster, and a higher percentage of comparison goods. All three town centres have a high proportion of service units. Selby and Tadcaster at the time of the survey had relatively high vacancy levels, compared to the 11.36% national average, whereas Sherburn in Elmet had a very low level of vacant floor space.

**Table 9 – Town Centre Health Check (Drivers Jonas) August 2009.**

Unit Type	Selby		Sherburn in Elmet		Tadcaster	
	Number	%	Number	%	Number	%
Convenience	17	4.58	8	15.38	7	13.27
Comparison	97	26.15	9	17.31	22	19.80
Service	102	27.49	22	42.31	30	19.41
Charity	9	2.43	1	1.92	1	0.39
Pub, restaurant, café	47	12.67	10	19.23	17	16.94
Misc	46	12.40	0	0	21	17.30
Vacant	53	14.29	2	3.85	22	12.91
<b>Total</b>	<b>371</b>	<b>100</b>	<b>52</b>	<b>100</b>	<b>120</b>	<b>100</b>

6.7 A total of 25,692 sq metres of employment permissions were granted relating to employment floorspace within 2010/11 monitoring year. Of these employment permissions 19,448 sq metres were on previously developed land. This equates to 75.6% of all employment floorspace granted permission within the monitoring year.

**BD4 – Total amount of completed floorspace for town centre uses (sqm)**

6.8 No completions were recorded for the 2010/11 monitoring year within the town centres.

6.9 A total of 790 sqm of floorspace for town centre uses was granted during the monitoring year. The majority of permissions were in relation to changes of use from A1 Retail to A2 use.

**7. Improving Quality of Life**

**Climate Change**

**E1 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality**

7.1 A total of 29 objections to planning applications were made by the Environment Agency during the monitoring year on flood defence grounds or water quality. 15 of these applications we approved and resolved, 7 were refused, 3 applications were withdrawn and 4 are still pending consideration due to a number of outstanding matters.

**Renewable Energy**

**E3 – Renewable Energy Generation**

7.2 The draft Core Strategy provides indicative local targets for installed

grid-connected renewable energy in 2010 and 2021. For Selby District this is 14 MW by 2010 and 32 MW by 2021.

- 7.3 Rusholme Wind farm completed and was operational during the 2010/11 monitoring year. The 12 x 2MW turbines are grid connected and can generate 24 MW. This large scale grid connected scheme demonstrates that Selby District is actively seeking to contribute to tackling climate change.
- 7.4 Recent changes to the Town and Country Planning General Permitted Development Order has meant that the installation of small scale domestic renewable energy, in most cases, no longer require planning permission. Therefore, there may be more small scale domestic renewable energy installations within the District than reported annually.
- 7.5 During the monitoring year permission was granted for 2 small scale installations for a 50 kw and 11 Kw wind turbines. Additionally, there is still possible capacity for approximately 302 MW in approved applications that have not yet been implemented.

## **Protecting and Enhancing the Environment**

### **E2 – Change in areas of Biodiversity importance**

- 7.6 There are 1973 hectares of land with biodiversity importance in Selby District (based on Sites of Importance for Nature Conservation, SINCs) at the end of the 08/09 monitoring year. This figure is only the baseline, this survey is currently undertaken by North Yorkshire County Council and there have been no additions to the SINC list in the 09/10 or 10/11 monitoring year.

### **Conservation**

7.7	Number of Listed Buildings	619
	Number of Conservation Areas (April 2008)	23
	Size of Conservation Areas (April 2008)	449 hectares
	Area of designated Green Belt Land (March 2009)	19,240 hectares
	Sites of Importance to Nature Conservation	1973 hectares

- 7.8 The number of Sites of Special Scientific Interest (SSSIs) within Selby that are classed as favourable or recovering is slightly less than the North Yorkshire average, although still accounts for almost three quarters of SSSIs.

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**Appendices**

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**Appendix 1 Emerging Core Strategy Performance Indicators**

Core Strategy Policy	Core Strategy Objectives	Intended Outcome	Indicators	Target	On target?
		<i>What are we trying to achieve?</i>	<i>What will we keep a check on in order to see if the policy is working?</i>	<i>What is the measure to check if the policy has been successful in achieving the intended outcome?</i>	<i>Are we meeting our target 2010/11?</i>
<b>Spatial Development Strategy and Housing Land Supply</b>					
CP1/CP1A Spatial Development Strategy/ Management of housing development in settlements	1, 2, 3, 4, 5, 6, 7, 8, and 14	Concentrating development in towns and local service centres;  Concentrating on reusing previously developed land.	Proportion of new development with planning permission / completed in Selby, Sherburn in Elmet, and Tadcaster.  By PDL	At least <b>51%</b> all development within towns and local service centres.  More than <b>50%</b> of housing development on PDL between 2004 – 2017	<b>New 2011/12</b>  49% Housing completions  100% employment completions.
<p>CLG Core Indicator H3 – New and Converted dwellings on Previously Developed Land (PDL) Gross.</p> <p>New and Converted <u>Dwellings</u> on Previously Developed Land (PDL) – Gross; Out of a total 366 new completions 181 were built on previously developed land, this equates to 49% of housing completions on PDL for the 2010/11 monitoring year. Further data is provided in Appendix 2.</p>					
CP2/CP2A Scale and Distribution of Housing/ Olympia Park Strategic Development Site	1, 3, 4, 5, 6, 7, 8 and 14	Meeting established housing target in accordance with preferred spatial distribution.	Overall completions.  Amount of new development approved /completed by location. (Selby, Sherburn in Elmet, Tadcaster, Designated Service Villages and Secondary Villages)	440 dwellings completions per year District wide.  Minimum of 7480 new dwellings up to 2026 -distributed approximately as set out in policy.	
<p>CLG Core Indicator H1 – Plan period and housing targets</p> <p>There were 366 new housing completions throughout the 2010/11 Monitoring year. A breakdown by Parish is set out in Appendix 2.</p>					
CP3 Housing Land Supply	1, 2, 3, 5, 7 and 8	Maintenance of a Five Year land supply  Overall housing delivery achieves levels indicated in the housing trajectory	Number of dwellings with planning permission / completed.	To achieve a 5-year land supply	



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Core Strategy Policy	Core Strategy Objectives	Intended Outcome	Indicators	Target	On target?
<p>CLG Core Indicator H2 (a) to (d) – Housing Trajectory</p> <p>As a result of the 2010/11 review of the 5 year housing land supply, monitoring indicated that a 6.2 year supply is available. As a result of this work, the Council released the Selby District Local Plan Phase 2 sites for development. A supporting paper on the 5 year supply provides further details on the methodology and a list of sites included, this is available on the website.</p>					
<p>Creating Sustainable Communities</p>					
CP4 Housing Mix	5	Mixed and balanced communities meeting identified demand and profile of households.	Completed new dwellings by number of bedrooms and dwelling type.	To match housing mix requirements in SHMA or latest housing market assessment/needs survey.	New 2011/12
CP5 Affordable Housing	2, 3 and 5	To provide for the identified housing needs of District residents unable to access open market housing.	Level of affordable housing approved and completed	Meet the overall target for affordable housing provision of 40%, from all sources (unless viability case proven).	New 2011/12
			Proportion of affordable homes split between intermediate and social rented tenures.	To broadly achieve a tenure mix of 40% for intermediate housing and 60% for social renting, through new affordable housing.	New 2011/12
			Range of dwellings types.	To reflect the size and types of homes in the market housing scheme or reflect SHMA/local needs assessment for 100% AH schemes	New 2011/12
			Committed sums collected and spent on providing affordable homes.	That 100% of collected monies are spent on providing AH	New 2011/12
<p>CLG Core indicator H5 Gross Affordable housing completions split by tenure.</p> <p>In 2010/11 110 new affordable homes were built in the District, based on the information we are provided by Registered Social Landlords (RSLs) on a quarterly basis. Of these completions the tenure split was as follows; 72 (72%) were Social Rented, 23 (20.9%) Discount for Sale, 11 (10%) Intermediate Rent and 4 (3.6%) Mortgage Rescue properties.</p> <p>In terms of the type of new affordable homes built in the District, the table on the next page provides a breakdown of the house type:</p>					

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Core Strategy Policy	Core Strategy Objectives	Intended Outcome	Indicators	Target	On target?																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Tenure</th> <th style="width: 10%;">1 bed</th> <th style="width: 10%;">2 bed</th> <th style="width: 10%;">3 bed</th> <th style="width: 10%;">4 bed</th> <th style="width: 15%;">Total</th> </tr> </thead> <tbody> <tr> <td>Intermediate Rent</td> <td></td> <td>5</td> <td>6</td> <td></td> <td>11</td> </tr> <tr> <td>Social Rented</td> <td>4</td> <td>61</td> <td>6</td> <td>1</td> <td>72</td> </tr> <tr> <td>Discount for Sale</td> <td>3</td> <td>9</td> <td>9</td> <td>2</td> <td>23</td> </tr> <tr> <td>Mortgage Rescue</td> <td></td> <td>2</td> <td>2</td> <td></td> <td>4</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>110</td> </tr> </tbody> </table>						Tenure	1 bed	2 bed	3 bed	4 bed	Total	Intermediate Rent		5	6		11	Social Rented	4	61	6	1	72	Discount for Sale	3	9	9	2	23	Mortgage Rescue		2	2		4						110
Tenure	1 bed	2 bed	3 bed	4 bed	Total																																				
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Social Rented	4	61	6	1	72																																				
Discount for Sale	3	9	9	2	23																																				
Mortgage Rescue		2	2		4																																				
					110																																				
CP6 Rural Exceptions	2, 3 and 5	To provide rural affordable housing to meet identified needs in smaller settlements and rural areas where other opportunities are not available through CP5.	Number of dwellings in 100% affordable housing schemes with planning permission / completed within or adjoining Development Limits in rural villages.	To meet identified local needs in terms of numbers, sizes, types and tenure.	Further developments at Appleton Roebuck, completions expected 2011/12																																				
CP7 Travelling Community	3, 4, 5, 6, 8, 9 and 17	To cater for the needs of all sectors of the community.	Number of pitches with planning permission / completed for gypsies / travellers.  Number of new 'quarters' with planning permission / completed for Showpersons.	To meet identified needs from an up-to-date local needs assessment.																																					
An application for 2 pitches was granted during the monitoring year at Burn Airfield, taking the total to 27.																																									
CP8 Access to services, community facilities, and infrastructure	1, 2, 3, 8, 10, 12, 13, 14 and 17	To ensure the appropriate services, facilities and infrastructure is provided to meet the needs of new developments.  Including utilities, highways infrastructure, access to health services, and provision of green infrastructure.	Net gains and losses of services / facilities and ROS / green infrastructure within Parishes.  Commuted sums collected for ROS and other Community Facilities.	Net gains in ROS / green infrastructure land area.  Improved quality of ROS / green infrastructure as evidenced through assessment and regular review.	New 2011/12																																				
Contributions to the value of £200,691.50 have been received from schemes in 2010/11. A total of £193,655.96 has been paid out to Parishes for ROS schemes. The balance in the Commuted Sum Account at the 31 March 2011 was £445,334.41. S106 Spend on Recreation Open Space provided by SDC Finance Team.																																									

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Promoting Economic Prosperity																			
CP9 Economic Growth	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Developing and revitalising the local economy by:  Providing land to meet needs;  Giving priority to higher value business in the right location;  Supporting efficient use of existing sites and safeguarding existing/allocated sites.  Promoting recreation and leisure uses.  Increase the number of people who combine living and working in the District.	Supply of land developed for employment by Use Class and by Location.  Net losses and gains of employment floor space on existing employment sites / allocations.  Additional recreation and leisure uses.  Achieve growth in number of jobs within District.        Results of the SHMA updated on a 3 yearly basis.	Planning permissions granted / completion of 37 – 52 ha employment land uses.  No net loss of existing employment floor space.  Net gains in recreation and leisure.  Net gains in number of jobs per year and in total by 2026.  Reduced outward commuting patterns by 2021 Census.  No net loss in number of people travelling out of the District for work.															
<p>CLG Core Indicator BD1 – Total amount of additional completed floorspace by use class</p> <p>In terms of employment, there was one completion recorded during the year, 6140 sq m of B2 additional floorspace on a brownfield site. Due to the one completion this would be a 100% of employment developed on PDL for the 2010/11 monitoring year.</p> <p>CLG Core Indicator BD2 – Total amount of additional completed floorspace on previously developed land and as a percentage of all employment floorspace completed.</p> <p>100% as above</p> <p>CLG Core indicator BD3 – Employment Land Available by use class (Ha)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;">Amount of land available (Ha)</th> <th>B1</th> <th>B2</th> <th>B8</th> <th>Multiple</th> <th>Allocations</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">205.24</td> <td style="text-align: center;">19.37</td> <td style="text-align: center;">14.36</td> <td style="text-align: center;">10.89</td> <td style="text-align: center;">37.04</td> <td style="text-align: center;">286.9</td> </tr> </tbody> </table> <p>See Appendix 5 for status of employment allocations.</p>						Amount of land available (Ha)	B1	B2	B8	Multiple	Allocations	Total		205.24	19.37	14.36	10.89	37.04	286.9
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CP10 Rural Diversification	2, 3, 4, 7, 8, 9, 12 and 13	Provide employment opportunities in rural locations to maintain the viability of rural communities and to reduce the need to travel.	New floor space in extensions or re-use of existing premises within the existing curtilage of rural properties.  New / extended farm diversification enterprises.  New / extended recreation and tourism activity in rural areas.  No. of jobs within rural areas.	Net gains in rural diversification floor space by use.  Net gains in rural jobs.	New 2011/12
CP11 Vitality and Viability of Town and Villages	1, 2, 3, 7, 8, 9, 10 and 13	Selby to be main focus for town centre uses.  The role and performance of the existing local service centres of Tadcaster and Sherburn in Elmet will be strengthened  The role of villages, serving the every day needs of the local community will be protected by resisting the loss of retail floor space and other existing facilities.  Vitality and viability of town centres strengthened by resisting the loss of existing shops and services and encouraging the provision of a variety of shops (sizes and types); and focussing proposals for offices within the defined town centres or in office park locations as identified by future DPDs.	Planning permissions / completions of floor space for town centre uses, broken down by use-class within the 3 town centres by location  Regular town centre health checks in line with Government guidance.  Parish Services Survey.  Gains and losses in services and facilities in villages.	Net gains in retail floor space and town centre uses in defined town centres.  Improved performance on health check assessment.  Improved retail performance of town centres over a five year period within regional hierarchy using Ranking in MHE UK Shopping Index  No net loss in viable retail floor space and other existing facilities within villages	

CLG Core Indicator BD4 – Total amount of completed floorspace for town centre uses (sqm)

No town centre completions recorded for the 2010/11 monitoring year.

Unit Type	Selby		Sherburn in Elmet		Tadcaster	
	Number	%	Number	%	Number	%
<b>Convenience</b>	17	4.58	8	15.38	7	13.27
<b>Comparison</b>	97	26.15	9	17.31	22	19.80
<b>Service</b>	102	27.49	22	42.31	30	19.41
<b>Charity</b>	9	2.43	1	1.92	1	0.39
<b>Pub, restaurant, café</b>	47	12.67	10	19.23	17	16.94

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<b>Misc</b>	46	12.40	0	0	21	17.30
<b>Vacant</b>	53	14.29	2	3.85	22	12.91
<b>Total</b>	<b>371</b>	<b>100</b>	<b>52</b>	<b>100</b>	<b>120</b>	<b>100</b>

Drivas Jonas Retail Commercial and Leisure Study 2009 – Town Centre Survey.

**Improving the Quality of Life**

CP12 Climate Change	3, 6, 7, 8, 14, 15 and 16	To address the causes and potential impacts of climate change by reducing green house gases, mitigating and adapting to climate change, through managing the design and location of development.	<p><i>NB This is an over-arching climate change policy. The following are additional indicators not covered elsewhere:</i></p> <p>Reducing travel by private car</p> <p>Increasing walking, cycling and use of public transport</p> <p>Permission granted contrary to outstanding EA objection</p>	<p>Rate of traffic growth is reduced and commuting distances reduced.</p> <p>Travel Assessments and Green Travel Plans submitted for all developments that warrant them.</p> <p>Higher patronage of walking, cycling, bus by end of plan period</p> <p>No net loss of flood storage capacity</p>	New 2011/12
<p>CLG Core Indicator E1 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. A total of 29 objections to planning applications were made by the Environment Agency during the monitoring year on flood defence grounds or water quality. 15 of these applications we approved and resolved, 7 were refused, 3 applications were withdrawn and 4 are still pending consideration due to a number of outstanding matters.</p>					
CP13 Improving Resource Efficiency	12, 15, 16 and 17	Promote increased resource efficiency and reduction in resource use.	<p>% of residential and non-res schemes meeting threshold and achieving minimum 10% requirement for energy use from decentralised, renewable or low carbon sources.</p> <p>No. of strategic development sites and other designated allocations using the following technologies for the majority of their energy needs:</p> <p>Local biomass technologies,</p> <p>Energy from waste,</p> <p>Combined Heat and Power schemes, and</p> <p>Community Heating Projects.</p> <p>No. of houses built to 'Code for Sustainable Homes' standards.</p> <p>No. of non-residential developments built to BREEAM standards.</p>	<p>100% unless viability case proven</p> <p>100%</p> <p>Increase year on year</p> <p>Increase year on year</p>	<p>New 2011/12</p> <p>New 2011/12</p> <p>New 2011/12</p> <p>New 2011/12</p>

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<p>CP14 Renewable Energy</p>	<p>12, 15, 16 and 17</p>	<p>Reduction in reliance on non-renewable energy sources by increased renewable energy capacity to exceed District targets.</p>	<p>Permitted stand alone renewable schemes (MW) that are installed and grid connected.  Permitted 'micro-generation' schemes – not grid connected.</p>	<p>At least 32MW by 2021 (subject to review).  Increase year on year.</p>	
<p>CLG Core Indicator E3 – Renewable Energy Generation</p> <p>Rusholme Wind farm completed and was operational during the 2010/11 monitoring year. The 12 x 2MW turbines are grid connected and can generate 24 MW. This large scale grid connected scheme demonstrates that Selby District is actively seeking to contribute to tackling climate change.</p> <p>During the monitoring year permission was granted for 2 small scale installations for a 50kW and 11 Kw wind turbines. Additionally, there is still possible capacity for approximately 302 MW in approved applications that have not yet been implemented.</p>					
<p>CP15 Protecting and Enhancing the Environment</p>	<p>2, 3, 11, 12, 14, 15, 16 and 17</p>	<p>The District's high quality natural and man-made environment safeguarded and enhanced by:  Protecting the historic environment;  Promoting effective stewardship of the District's wildlife;  Supporting the creation and restoration of habitats.</p>	<p>Safeguarding protected historic and natural sites.  Amount of green infrastructure  Numbers of heritage assets and assets at risk as recorded in 'Heritage Counts' and 'Heritage at Risk Register'</p>	<p>No net losses in protected areas.  Net gain in biodiversity.  No net losses of assets to the 'at risk register'.  Meeting habitat targets in the National strategies and the local Selby Biodiversity Action Plan.  Net gains in green infrastructure.</p>	
<p>CLG Core Indicator E2 – Change in areas of Biodiversity importance</p> <p>There are 1973 hectares of land with biodiversity importance in Selby District (based on Sites of Importance for Nature Conservation, SINC's) at the end of the 08/09 monitoring year. This figure is only the baseline, this survey is currently undertaken by North Yorkshire County Council and there have been no additions to the SINC list in the 09/10 or 10/11 monitoring year.</p> <p><b>Sites of Special Scientific Interest (SSSIs) in Favourable or Recovering Condition 2008</b></p> <p>Selby 70.1%* North Yorkshire 90.7%</p> <p><i>Source: Natural England; Progress in York and North Yorkshire March 2010 08/09 figure; unable to obtain Selby Data for 10/11 monitoring year.</i></p>					

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<b>Conservation</b>					
Number of Listed Buildings		619			
Number of Conservation Areas (April 2008)		23			
Size of Conservation Areas (April 2008)		449 hectares			
Area of designated Greenbelt Land (March 2009)		19,240 hectares			
Sites of Importance to Nature Conservation		1973 hectares			
CP16 Design Quality	8, 11, 12, 14 and 15	Achieving development of high quality design, which has regard to the local character, identity and context of its surroundings.  Homes meeting residents' needs in long term.  Safer communities	No of homes: <ul style="list-style-type: none"> <li>• adopting Lifetime Neighbourhood objectives</li> <li>• achieving 'Very Good', 'Building for Life' standard</li> <li>• meeting 'Lifetime Homes' Standards.</li> </ul>	Increase year on year.	New 2011/12

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## Appendix 2 – Selby Context Data 2011

### Age Structure of population

	<u>Selby District</u>	<u>North Yorkshire</u>
Aged 0 – 14	18%	16%
Aged 15 – 29	16%	19%
Aged 30 – 49	28%	26%
Aged 50 – 64	21%	20%
Aged 65 +	17%	19%
Total	100%	100%

Source: Access Selby Data & Systems [www.streamlis.org.uk](http://www.streamlis.org.uk) population estimates 2010

### Businesses

#### Size of Businesses in Selby District by Size Band

	<u>Selby District</u>	<u>North Yorkshire</u>
% of businesses with 1-10 employees	85.98%	85.48%
% of businesses with 11+ employees	14.02%	14.52%

Source: Access Selby Data & Systems [www.streamlis.org.uk](http://www.streamlis.org.uk) Business Enquiry 2010

#### VAT Registered Businesses in Selby District– Start of Year Stock 2008

At the beginning of 2008 there were 3,045 businesses registered for VAT in Selby District. This accounts for 11% of the 27,740 VAT registered businesses in North Yorkshire, and 2% of the 145,240 VAT registered businesses in Yorkshire and Humber.

However, the above figure in terms of VAT registered businesses does not give an accurate picture of the number of businesses in Selby District. This is due to the fact that a large proportion of businesses in the District, as shown in indicator CO3, are small and therefore may not meet the VAT thresholds. They will therefore remain unaccounted for using these figures.

ONS have recently produced data business stock data. The Inter Departmental Business Register suggests that in 2009 there were 3,640 registered businesses within the District. This dataset counts VAT registered businesses but also PAYE registered businesses and provides a more accurate picture.

Source: ONS Vat Registrations



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**Workforce**

**Employee Jobs by Industry**

	<u>Selby District</u>	<u>North Yorkshire</u>
Manufacturing	21.7%	13.2%
Construction	5.8%	5.5%
Services	63.3%	79.6%
Distribution, Hotels & Restaurants	19.4%	27.6%
Transport & Communications	4.5%	5.7%
Finance, IT, other business activities	18.1%	16.5%
Public Admin, Education & Health	18.7%	24.6%
Other Services	2.7%	5.3%
Tourism related	6.2%	12.1%

*Source: ONS Annual Business Inquiry (ABI) Employee Analysis 2008*

**Economic Activity**

	<u>Selby Numbers</u>	<u>Selby %</u>	<u>Y&amp;H %</u>
All People			
Economically Active		77.8%	78.9%
In Employment		73.9%	71.2%
Employees	35,700	68.5%	62.4%
Self Employed	6,200	9.9%	8.3%
Unemployed	2,600	5.7%	8.2%

*Source: Access Selby Data & Systems ONS Annual Population Survey April 2010 –March 2011  
# data unavailable.*

**Earnings**

	<u>Gross Weekly Pay</u>	<u>Gross Hourly Pay</u>
Selby	£539.00	£12.02
North Yorkshire	£480.50	£12.11

*Source: Access Selby Data & Systems ONS, Annual Survey of Hours and Earnings (ASHE) (2009)*

**Average House Prices 2010**

Selby	£181,880
North Yorkshire #	
Y&H	£128,700

*Source: Land Registry/Hometrack September 2010 # Data unavailable for North Yorkshire*

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**Affordability, House Price to Earnings Ratio 2010**

Selby		6.5
North Yorkshire	#	
Y&H		5.9
Affordable definition		3.5

*(Data unavailable for North Yorkshire)*

*Source: Land Registry/Hometrack September 2010 # Data unavailable for North Yorkshire*

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### Appendix 3 Residential Completions by Parish (Gross) March 2011

Residential Completions **GROSS** (01/04/2010 – 31/03/2011)

PARISH	GREENFIELD			PREVIOUSLY DEVELOPED LAND		TOTAL
	NEW BUILD	AGRICULTURAL REDEVELOPMENT	AGRICULTURAL CONVERSION / COU	NEW BUILD	CONVERSION / COU	
ACASTER SELBY	0	0	0	0	0	0
APPLETON ROEBUCK	0	0	0	0	0	0
BALNE	1	0	1	0	0	2
BARKSTON ASH	0	0	0	0	0	0
BARLBY	0	0	0	2	1	3
BARLOW	1	0	0	2	0	3
BEAL	0	0	0	2	0	2
BIGGIN	0	0	0	0	0	0
BILBROUGH	0	0	0	0	1	1
BIRKIN	1	0	0	0	0	1
BOLTON PERCY	0	0	0	0	0	0
BRAYTON	29	0	0	5	6	40
BROTHERTON	0	0	0	2	0	2
BURN	0	0	0	2	0	2
BURTON SALMON	0	0	0	0	0	0
BYRAM CUM SUTTON	0	0	0	0	0	0
CAMBLESFORTH	0	0	0	15	0	15
CARLTON	0	0	0	0	0	0
CATTERTON	0	0	0	0	0	0
CAWOOD	0	0	0	2	1	3
CHAPEL HADDLESEY	0	0	0	0	0	0
CHURCH FENTON	0	0	0	7	0	7
CLIFFE and S. DUFFIELD	0	0	0	6	0	6
COLTON	0	0	0	0	0	0
CRIDLING STUBBS	1	0	0	1	0	2
DRAX	0	0	0	1	0	1
EGGBOROUGH	0	0	0	0	0	0
ESCRICK	0	0	0	0	0	0
FAIRBURN	0	0	0	1	0	1
GATEFORTH	0	0	0	0	0	0
GRIMSTON	0	0	0	0	0	0
HAMBLETON	21	0	0	10	0	31
HEALAUGH	0	0	0	0	0	0

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HECK	0	0	0	0	0	0
HEMINGBROUGH	0	0	0	2	2	4
HENSALL	0	0	0	1	1	2
HILLAM	0	0	0	0	0	0
HIRST COURTNEY	0	0	0	0	0	0
HUDDLESTON + NEWTHORPE	0	0	0	0	0	0
KELFIELD	0	0	0	0	1	1
KELLINGTON	0	0	0	0	3	3
KIRK SMEATON	0	1	0	0	0	1
KIRKBY WHARFE	0	0	0	0	0	0
LEAD	0	0	0	0	0	0
LITTLE FENTON	0	0	0	0	0	0
LITTLE SMEATON	0	0	4	3	0	7
LONG DRAX	0	0	0	0	0	0
MONK FRYSTON	0	0	0	0	0	0
N KYME CUM TOULSTON	0	0	0	0	0	0
NEWLAND	0	0	0	0	0	0
NORTH DUFFIELD	0	0	0	1	0	1
OXTON	0	0	0	0	0	0
RICCALL	0	0	0	2	0	2
RYTHER	0	0	0	0	0	0
SAXTON CUM SCARTHINGWELL	0	0	0	1	0	1
SELBY	62	0	0	20	10	92
SHERBURN IN ELMET	65	0	0	0	0	65
SKIPWITH	0	0	0	0	0	0
SOUTH MILFORD	1	0	1	2	0	4
STAPLETON	0	0	0	0	0	0
STEETON	0	0	0	0	0	0
STILLINGFLEET	0	0	0	0	0	0
STUTTON + HAZLEWOOD	0	0	0	0	0	0
TADCASTER ( EAST )	0	0	0	0	0	0
TADCASTER ( WEST )	0	0	0	58	0	58
TEMPLE HIRST	0	0	0	0	0	0
THORGANBY	0	0	0	0	0	0
THORPE WILLOUGHBY	0	0	1	1	0	2
TOWTON	0	0	0	0	0	0

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ULLESKELF	0	0	0	0	0	0
WALDEN STUBBS	0	0	0	1	0	1
WEST HADDLESEY	0	0	0	0	0	0
WHITLEY BRIDGE	0	0	0	1	0	1
WISTOW	0	0	0	11	0	11
WOMERSLEY	0	0	3	0	0	3
Sub-Totals	182	1	10	162	26	381
	Greenfield			Previously Developed Land		TOTAL
LAND USE TOTALS	193			188		381

COMPLETIONS ON PREVIOUSLY DEVELOPED LAND = 188 DWELLINGS (GROSS)  
 TOTAL COMPLETIONS FOR PERIOD 2010/2011 = 381 DWELLINGS (GROSS)  
 COMPLETIONS ON PREVIOUSLY DEVELOPED LAND = 49.34 %  
 COMPLETIONS ON GREENFIELD LAND = 50.66 %

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**Appendix 4 Number of Outstanding Planning Permissions – GROSS – by Parish March 2011.**

PARISH	GREENFIELD			PREVIOUSLY DEVELOPED LAND		TOTAL
	NEW BUILD	AGRICULTURAL REDEVELOPMENT	AGRICULTURAL CONVERSION / COU	NEW BUILD	CONVERSION / COU	
ACASTER SELBY	0	0	0	0	0	0
APPLETON ROEBUCK	0	0	0	16	1	17
BALNE	0	0	1	0	0	1
BARKSTON ASH	0	0	2	1	0	3
BARLBY	3	0	5	5	0	13
BARLOW	0	0	4	3	0	7
BEAL	0	5	0	7	0	12
BIGGIN	0	0	0	0	0	0
BILBROUGH	0	0	0	4	0	4
BIRKIN	0	0	0	0	0	0
BOLTON PERCY	0	0	5	0	0	5
BRAYTON	4	0	0	2	1	7
BROTHERTON	0	0	0	17	1	18
BURN	0	0	0	13	0	13
BURTON SALMON	0	0	0	0	0	0
BYRAM CUM SUTTON	0	0	0	4	0	4
CAMBLESFORTH	6	0	1	11	2	20
CARLTON	0	0	0	14	0	14
CATTERTON	0	0	0	0	0	0
CAWOOD	0	0	0	1	1	2
CHAPEL HADDLESEY	0	0	0	0	0	0
CHURCH FENTON	0	0	0	13	1	14
CLIFFE and S. DUFFIELD	1	5	2	18	0	26
COLTON	1	0	0	1	0	2
CRIDLING STUBBS	1	0	0	1	0	2
DRAX	0	0	0	2	0	2
EGGBOROUGH	0	0	0	9	0	9
ESCRICK	1	0	2	0	0	3
FAIRBURN	0	0	0	4	0	4
GATEFORTH	0	0	0	6	0	6
GRIMSTON	0	0	0	0	0	0
HAMBLETON	0	0	0	2	0	2
HEALAUGH	0	0	0	0	0	0
HECK	0	0	0	8	0	8
HEMINGBROUGH	0	0	0	9	3	12

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HENSALL	0	0	0	3	0	3
HILLAM	0	0	0	2	1	3
HIRST COURTNEY	0	0	0	3	1	4
HUDDLESTON + NEWTHORPE	0	0	0	0	1	1
KELFIELD	1	0	0	2	0	3
KELLINGTON	0	0	0	4	5	9
KIRK SMEATON	0	0	1	4	0	5
KIRKBY WHARFE	0	0	0	0	0	0
LEAD	0	0	0	0	0	0
LITTLE FENTON	0	0	0	0	0	0
LITTLE SMEATON	0	0	0	3	0	3
LONG DRAX	0	0	0	0	0	0
MONK FRYSTON	1	0	2	4	0	7
N KYME CUM TOULSTON	1	0	0	0	0	1
NEWLAND	0	0	3	5	0	8
NORTH DUFFIELD	0	0	0	4	1	5
OXTON	0	0	0	0	0	0
RICCALL	1	0	0	61	6	68
RYTHER	0	0	0	0	1	1
SAXTON CUM SCARTHINGWELL	0	0	1	20	0	21
SELBY	837	0	7	412	26	1282
SHERBURN IN ELMET	68	0	0	12	4	84
SKIPWITH	0	0	0	1	0	1
SOUTH MILFORD	1	1	1	46	8	57
STAPLETON	0	0	0	0	0	0
STEETON	0	0	0	0	0	0
STILLINGFLEET	4	0	0	0	0	4
STUTTON + HAZLEWOOD	2	0	0	1	3	6
TADCASTER ( EAST )	0	0	0	146	0	146
TADCASTER ( WEST )	1	0	0	9	0	10
TEMPLE HIRST	0	0	1	0	0	1
THORGANBY	0	0	1	1	2	4
THORPE WILLOUGHBY	0	0	0	9	0	9
TOWTON	0	0	0	0	0	0
ULLESKELF	0	0	0	13	0	13
WALDEN STUBBS	0	0	0	0	1	1
WEST HADDLESEY	1	6	0	1	0	8

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WHITLEY BRIDGE	44	0	0	4	0	48
WISTOW	0	0	1	3	0	4
WOMERSLEY	1	5	3	3	1	13

Sub-Totals	980	22	43	947	71	2063
	Greenfield			Previously Developed Land		TOTAL
LAND USE TOTALS	1045			1018		2063

**N.B. GROSS FIGURES    % OUTSTANDING ON PDL = 49.35 %**

**Source : RESIDENTIAL PARS**



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### Appendix 5 Status of Employment Land Allocations

SDLP REF:	LOCATION	SITE AREA (Ha)	COMPLETED IN FY10/11	PLANNING PERMISSION STATUS ON OUTSTANDING LAND AT 31/03/10	SITE AREA LEFT AT 31/03/11 (Ha)	COMMENTS	ALLOCATION STATUS at 31/03/2011
BAR/1	Barlby Road, BARLBY	5.4	None	Outline	5.47	Outline for B1/B2/B8 on 5.29ha	Not Started
BAR/1A	Rear of Olympia Mills/BOCM, BARLBY	10.94	None	None	10.94	None	Not Started
BRAY/1	Selby Business Park, Brayton	8.5	None	Full & Outline Permissions	3.52	The outstanding permissions are: 15 two storey office units (2007/1051/FUL) Extension of time received 2010.	Complete
BRAY/2	East of Bawtry Road, BRAYTON	1.6	None	Outline Permission 06/06/2005	1.6	Part of Staynor Hall Outline Application 8/19/1011C/PA	Not Started
CLF/1	Land at Cliffe Common	1.31	None	No outstanding applications	1.31	None	Not Started
EGG/5	Selby Road (north), EGGBOROUGH	5.2	None	Outline & Full	0	Outline for B1/B2/B8 on 3.3ha.	Complete 09/10
						3 x Full applications for B1/B8 on part of 3.3ha	
EGG/7	Selby Road (south), EGGBOROUGH	2.4	1.95ha B2/B8	No outstanding applications	0	None	Complete 09/10
SEL/4	East Common Lane, SELBY	12.4	None	All of allocation started.	1.88	2. No. B1/B2/B8 units to complete on application 2007/0153/FUL	Started
SEL/4	Land West of SEL/4 East Common Lane	0.87	None	No outstanding applications	0.87	None	Not Started
SHB/2	Land at Sherburn Enterprise Park (North), SHERBURN IN ELMET	2.4	None	No outstanding applications	2.35	None	Not Started
TAD/3	London Road, TADCASTER	9	None	None	9.1	None	Not Started
<b>Total allocations remaining at 31st March 2010</b>					<b>37.04 hectares</b>		

## Appendix 6 – Market Towns, H6 and H7 settlements

Market Towns are;

Selby  
Tadcaster  
Sherburn in Elmet

H6 Settlements are:

*Villages capable of accommodating additional growth*

Appleton Roebuck	Church Fenton	Monk Fryston
Barlby	Cliffe	North Duffield
Barlby Bridge	Drax	Osgodby
Barlow	Eggborough	Riccall
Brayton	Fairburn	South Milford
Brotherton	Hambleton	Stutton
Byram	Hemingbrough	Thorpe Willoughby
Camblesforth	Hensall	Ulleskelf
Carlton	Hillam	Wistow
Cawood	Kellington	Whitley

H7 Settlements are:

*Villages capable of accommodating only limited growth*

<b>Barkston Ash</b>	<b>Cridling Stubbs</b>	<b>Newland</b>
<b>Beal</b>	<b>Escrick</b>	<b>Newton Kyme</b>
<b>Biggin</b>	<b>Gateforth</b>	<b>Ryther</b>
<b>Bilborough</b>	<b>Great Heck</b>	<b>Saxton</b>
<b>Birkin</b>	<b>Healaugh</b>	<b>Skipwith</b>
<b>Bolton Percy</b>	<b>Hirst Courtney</b>	<b>South Duffield</b>
<b>Burn</b>	<b>Kelfield</b>	<b>Stillingfleet</b>
<b>Burton Salmon</b>	<b>Kellingley Colliery</b>	<b>Thorganby</b>
<b>Chapel Haddlesey</b>	<b>Kirk Smeaton</b>	<b>Towton</b>
<b>Church Fenton</b>	<b>Little Smeaton</b>	<b>West Haddlesey</b>
<b>Airbase</b>	<b>Lumby</b>	<b>Womersley</b>
<b>Colton</b>		

## Appendix 7 - Glossary

### Use Classes (Planning Portal)

The following classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.
- **A2 Financial and professional services** - Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not a night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
  
- **B1 Business** - Offices, research and development, light industry appropriate in a residential area.
- **B2 General industrial**
- **B8 Storage or distribution** - This class includes open air storage.
  
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided.
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwellinghouses** - Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
  
- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
  
- **Sui Generis** - Theatres, houses in multiple paying occupations, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres. Casinos

## **Previously Developed Land (often referred to as brownfield land)**

As defined in PPS3;

*‘Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.’*

The definition includes defence buildings, but excludes:

- Land that is or has been occupied by agricultural or forestry buildings.
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.
- Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.
- Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).

## **Allocated Land/Allocations**

Land that is allocated for specific uses (i.e. for residential or employment) in the Local Plan. The specific sites can be viewed in the Local Plan.

## **Development Limits**

Development Limits have been defined around most of the settlements within the District (See Local Plan). The purpose of these Limits is to define the boundary between open countryside and the settlements themselves in a consistent manner throughout the plan.

## **Outside Development Limits**

Development that is outside the limits identified in the Local Plan

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**Appendix 8 – Selby Strategic Housing Market Assessment 2009 Housing Market Areas.**

<b>PARISH</b>	<b>WARD</b>	<b>SUB AREA</b>
Brayton (split C/S)	Brayton	Central
Burn	Hambleton	Central
Chapel Haddlesey	Eggborough	Central
Gateforth	Hambleton	Central
Hambleton	Hambleton	Central
Thorpe Willoughby	Hambleton	Central
West Haddlesey	Eggborough	Central
Barlby with Osgodby (split E/S)	Barlby	East
Cliffe	Hemingbrough	East
Hemingbrough	Hambleton	East
Cawood	Cawood with Wistow	North East
Escrick	Riccall with Escrick	North East
Kelfield	Riccall with Escrick	North East
North Duffield	North Duffield	North East
Riccall	Riccall with Escrick	North East
Skipwith	North Duffield	North East
Stillingfleet	Riccall with Escrick	North East
Thorganby	North Duffield	North East
Wistow	Cawood with Wistow	North East
Acaster Selby	Appleton Roebuck	Northern
Appleton Roebuck	Appleton Roebuck	Northern
Bilbrough	Appleton Roebuck	Northern
Bolton Percy	Appleton Roebuck	Northern
Catterton	Appleton Roebuck	Northern
Colton	Appleton Roebuck	Northern

<b>PARISH</b>	<b>WARD</b>	<b>SUB AREA</b>
Barlow	Brayton	South East
Camblesforth	Camblesforth	South East
Carlton	Camblesforth	South East
Drax	Camblesforth	South East
Hirst Courtney	Eggborough	South East
Long Drax	Camblesforth	South East
Newland	Camblesforth	South East
Temple Hirst	Eggborough	South East
Balne	Whitley	Southern
Beal	Whitley	Southern
Birkin	Fairburn with Brotherton	Southern
Cridling Stubbs	Whitley	Southern
Eggborough	Eggborough	Southern
Heck	Whitley	Southern
Hensall	Whitley	Southern
Kellington	Eggborough	Southern
Kirk Smeaton	Whitley	Southern
Little Smeaton	Whitley	Southern
Stapleton	Whitley	Southern
Walden Stubbs	Whitley	Southern
Whitley	Whitley	Southern
Womersley	Whitley	Southern
Tadcaster	Tadcaster (all wards - E/W)	Tadcaster
Barkston Ash	Saxton and Ulleskelf	Western
Biggin	Cawood with Wistow	Western

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Grimston	Saxton and Ulleskelf	Northern
Healaugh	Appleton Roebuck	Northern
Kirkby Wharfe with North Milford	Saxton and Ulleskelf	Northern
Lead	Saxton and Ulleskelf	Northern
Newton Kyme cum Toulston	Tadcaster West	Northern
Oxton	Tadcaster East	Northern
Ryther cum Ossendyke	Cawood with Wistow	Northern
Saxton with Scarthingwell	Saxton and Ulleskelf	Northern
Steeton	Appleton Roebuck	Northern
Stutton with Hazlewood	Tadcaster West	Northern
Towton	Saxton and Ulleskelf	Northern
Ulleskelf	Saxton and Ulleskelf	Northern

Brotherton	Fairburn with Brotherton	Western
Burton Salmon	Fairburn with Brotherton	Western
Byram cum Sutton	Fairburn with Brotherton	Western
Church Fenton	Cawood with Wistow	Western
Fairburn	Fairburn with Brotherton	Western
Hillam	Monk Fryston and South Milford	Western
Huddleston with Newthorpe	Monk Fryston and South Milford	Western
Little Fenton	Cawood with Wistow	Western
Monk Fryston	Monk Fryston and South Milford	Western
South Milford	Monk Fryston and South Milford	Western
Barlby with Osgodby (split E/S)	Barlby	Selby
Brayton (split C/S)	Brayton	Selby
Selby	Selby (all wards - N/S/W)	Selby
Sherburn in Elmet	Sherburn in Elmet	Sherburn in Elmet

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**Appendix 9 – Discontinued Indicators From AMR 09/10.**

<b>09/10 Local Indicator</b>	<b>Reason for discontinuation.</b>
<b>CO10 - Total Recorded Crime per 1000 population 2009/10</b>	Contextual information, non statutory, duplicated within other Council reports.
<b>CO11 – General Health</b>	Contextual information, non statutory, duplicated within other Council reports.
<b>CO12 – Life Expectancy</b>	Contextual information, non statutory, duplicated within other Council reports.
<b>CO13 – Obesity, Smoking and Alcohol 2008</b>	Contextual information, non statutory, duplicated within other Council reports.
<b>CO14 – Adults Doing Regular Sport and Active Recreation</b>	Contextual information, non statutory, duplicated within other Council reports.
<b>CO15 - Household waste sent for Reuse, Recycling and Composting 2009/10</b>	Contextual information, non statutory, duplicated within other Council reports.
<b>LO2 – Location of completed employment developments and permissions granted 09/10 for employment development – by market towns, other villages and outside limits (sqm)</b>	AMR Local Indicator, non statutory, required as part of Core Strategy monitoring although unable to provide data for this monitoring year due to resources.
<b>LO6 – Losses of employment land in the Local Authority area, by use type to which lost</b>	AMR Local Indicator, non statutory, required as part of Core Strategy monitoring although unable to provide data for this monitoring year due to resources.
<b>LO7- Potential losses of employment land (outstandings)</b>	AMR Local Indicator, non statutory, required as part of Core Strategy monitoring although unable to provide data for this monitoring year due to resources.
<b>LO11– Number of Commitments on New Sites</b>	AMR Local Indicator, non statutory, no longer required as part of Core Strategy monitoring.
<b>LO13– Number of dwellings approved through planning permissions received in 2009/10 in Flood Risk Zones 2 and 3</b>	AMR Local Indicator, non statutory, Flood risk is considered within CLG indicator E1 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
<b>LO14– Number of dwellings by house type (completions and permissions) in 09/10</b>	AMR Local Indicator, non statutory, required as part of Core Strategy monitoring although unable to provide data for this monitoring year due to resources.
<b>LO15– Percentage of completed dwellings and dwellings granted planning permission in 09/10 – by settlement type</b>	AMR Local Indicator, non statutory, required as part of Core Strategy monitoring although unable to provide data for this monitoring year due to resources.

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<b>LO16 - Percentage of completed dwellings and dwellings granted planning permission in 09/10 – by density ranges</b>	AMR Local Indicator, non statutory, no longer required as part of Core Strategy monitoring.
<b>LO17– Average number of car parking spaces per dwelling completed by settlement type</b>	AMR Local Indicator, non statutory, no longer required as part of Core Strategy monitoring.
<b>LO20– Percentage of affordable house units in Market Development - Gross</b>	AMR Local Indicator, affordable housing completions are recorded through using secondary data from RSL quarterly returns therefore it is a secondary source and is often difficult to correlate with SDC data. Further work is ongoing to address this issue and in future data will be provided in the AMR.
<b>LO23– Number and percentage of large scale planning applications requesting a pre-application discussion</b>	AMR Local Indicator, non statutory, no longer required as part of Core Strategy monitoring. Monitored by Development Management Team.
<b>LO24– Number and location of adopted Village Design Statements</b>	AMR Local Indicator, non statutory, no longer required as part of Core Strategy monitoring.
<b>LO25– Number of planning applications, approvals, refusals and appeals</b>	AMR Local Indicator, non statutory, no longer required as part of Core Strategy monitoring. Monitored by Development Management Team.